Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	24/210 Normanby Road, Notting Hill Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $390,000 & $429,000

Median sale price

Median price $400,250 Property Type Unit Suburb Notting Hill

Period - From 01/01/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	36/1 Eucalyptus Mews NOTTING HILL 3168	$390,000	03/01/2025
2	32/210-220 Normanby Rd NOTTING HILL 3168	$400,500	11/11/2024
3	4/3 Rusden Pl NOTTING HILL 3168	$400,000	16/09/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 06/02/2025 10:23

24/210 Normanby Road, Notting Hill Vic 3168

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2 1 2

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$390,000 - $429,000
Median Unit Price
Year ending December 2024: $400,250

Comparable Properties



36/1 Eucalyptus Mews NOTTING HILL 3168 (REI/VG)

2 1 2

Price: $390,000
Method: Private Sale
Date: 03/01/2025
Property Type: Apartment

Agent Comments



32/210-220 Normanby Rd NOTTING HILL 3168 (REI)

2 1 2

Price: $400,500
Method: Private Sale
Date: 11/11/2024
Property Type: Apartment

Agent Comments



4/3 Rusden Pl NOTTING HILL 3168 (REI/VG)

2 1 2

Price: $400,000
Method: Private Sale
Date: 16/09/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 88498088

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