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	42/210-220 Normanby Road, Notting Hill Vic 3168

Indicative selling price

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

Range between $420,000 & $450,000

Median sale price

Median price $430,000 Property Type Unit Suburb Notting Hill

Period - From 01/10/2024 to 30/09/2025 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	G18/660 Blackburn Rd NOTTING HILL 3168	$445,000	17/10/2025
2	43/2-4 Samada St NOTTING HILL 3168	$450,000	13/09/2025
3	LG3/660 Blackburn Rd NOTTING HILL 3168	$430,000	30/08/2025

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: 13/11/2025 14:55

42/210-220 Normanby Road, Notting Hill Vic 3168

Nataliya Koropets
95631666
0452372030
nataliyak@garypeer.com.au



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000 - $450,000
Median Unit Price
Year ending September 2025: $430,000

Comparable Properties



G18/660 Blackburn Rd NOTTING HILL 3168 (REI)

2 2 1

Price: $445,000
Method: Private Sale
Date: 17/10/2025
Property Type: Apartment

Agent Comments



43/2-4 Samada St NOTTING HILL 3168 (REI)

2 1 1

Price: $450,000
Method: Private Sale
Date: 13/09/2025
Property Type: Unit

Agent Comments

LG3/660 Blackburn Rd NOTTING HILL 3168 (VG)

2 - -

Price: $430,000
Method: Sale
Date: 30/08/2025
Property Type: Strata Unit/Flat

Agent Comments

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