

## 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

41/210-220 NORMANBY ROAD NOTTING HILL VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$438,888

Property type

Unit

Suburb

Notting Hill

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

### 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 6 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

18/1 EUCALYPTUS MEWS NOTTING HILL VIC 3168	\$425,000	16-Apr-26
G46/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$455,000	28-Feb-26

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 6 months.

This Statement of Information was prepared on: 07 July 2026



**18/1 EUCALYPTUS MEWS NOTTING HILL VIC 3168** Sold Price **\$425,000** Sold Date **16-Apr-26**

 2  1  1

Distance **0.21km**



**G46/660 BLACKBURN ROAD NOTTING HILL VIC 3168** Sold Price **\$455,000** Sold Date **28-Feb-26**

 2  1  -

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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