

# 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

201/416 Ferntree Gully 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)

Range between \$650,000

&

\$700,000

### Median sale price

Median price \$420,000

Property Type Unit

Suburb Notting Hill

Period - From 01/04/2024

to 31/03/2025

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	202/416-420 Ferntree Gully Rd NOTTING HILL 3168	\$680,000	21/05/2025
2			
3			

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:

24/06/2025 18:10

201/416 Ferntree Gully Road, Notting Hill Vic 3168



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2   1   1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$650,000 - \$700,000  
Median Unit Price  
Year ending March 2025: \$420,000

## Comparable Properties



202/416-420 Ferntree Gully Rd NOTTING HILL 3168 (REI) Agent Comments

2   2   1

Price: \$680,000  
Method: Private Sale  
Date: 21/05/2025  
Property Type: Apartment

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.

Account - Jellis Craig | P: 03 88498088



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