

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

2/8 Elwood Street, Notting Hill Vic 3168

Indicative selling price

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

Range between \$750,000

&

\$825,000

Median sale price

Median price \$466,000

Property Type Unit

Suburb Notting Hill

Period - From 01/10/2025

to

31/12/2025

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	1/40 Marshall Av CLAYTON 3168	\$750,000	07/12/2025
2	2/21 Marshall Av CLAYTON 3168	\$870,000	07/10/2025
3	2/55 Illuka Cr MOUNT WAVERLEY 3149	\$820,000	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:

16/02/2026 13:33

2/8 Elwood Street, Notting Hill Vic 3168



Peter Liu
0451367278
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3 1 0

Rooms: 4
Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
December quarter 2025: \$466,000

Comparable Properties

1/40 Marshall Av CLAYTON 3168 (VG)

Agent Comments

3 - -

Price: \$750,000
Method: Sale
Date: 07/12/2025
Property Type: Flat/Unit/Apartment (Res)



2/21 Marshall Av CLAYTON 3168 (VG)

Agent Comments

3 - -

Price: \$870,000
Method: Sale
Date: 07/10/2025
Property Type: Flat/Unit/Apartment (Res)



2/55 Illuka Cr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 1

Price: \$820,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit
Land Size: 205 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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