

# 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  &

#### Median sale price

Median price	<input type="text" value="\$466,000"/>	Property Type	<input type="text" value="Unit"/>	Suburb	<input type="text" value="Notting Hill"/>
Period - From	<input type="text" value="01/10/2025"/>	to	<input type="text" value="31/12/2025"/>	Source	<input type="text" value="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:

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**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



**Price:** \$750,000

**Method:** Sale

**Date:** 07/12/2025

**Property Type:** Flat/Unit/Apartment (Res)

**2/21 Marshall Av CLAYTON 3168 (VG)**

Agent Comments



**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



**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**