

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 \$730,000 & \$780,000

Median sale price

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

Period - From 02/03/2025 to 01/03/2026 Source Property Data

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	2/529 Springvale Rd GLEN WAVERLEY 3150	\$872,000	29/10/2025
3	2/21 Marshall Av CLAYTON 3168	\$870,000	07/10/2025

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:

02/03/2026 11:13



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Property Type: Unit

Agent Comments

Indicative Selling Price
\$730,000 - \$780,000
Median Unit Price
02/03/2025 - 01/03/2026: \$430,000

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)



2/529 Springvale Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 1 1

Price: \$872,000

Method: Auction Sale

Date: 29/10/2025

Property Type: Unit



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)

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