

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

17/27 Finch Street, Notting Hill Vic 3168

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$870,000 Property Type Townhouse Suburb Notting Hill

Period - From 11/02/2024 to 10/02/2025 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	2/533 Springvale Rd GLEN WAVERLEY 3150	\$849,000	13/12/2024
2	5/15-17 Calista Av OAKLEIGH EAST 3166	\$858,000	19/09/2024
3	2/3 Ross Ct MOUNT WAVERLEY 3149	\$863,000	09/09/2024

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:

11/02/2025 14:17



Property Type: House - Attached
House N.E.C.
Land Size: 2263 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Townhouse Price
11/02/2024 - 10/02/2025: \$870,000

Comparable Properties



2/533 Springvale Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$849,000
Method: Private Sale
Date: 13/12/2024
Property Type: Townhouse (Single)



5/15-17 Calista Av OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$858,000
Method: Private Sale
Date: 19/09/2024
Property Type: Townhouse (Res)



2/3 Ross Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$863,000
Method: Private Sale
Date: 09/09/2024
Property Type: Townhouse (Single)
Land Size: 202.50 sqm approx

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