

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

G05/416-420 FERNTREE GULLY ROAD NOTTING HILL VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Notting Hill

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

208/416-420 FERNTREE GULLY ROAD NOTTING HILL VIC 3168	\$400,000	08-Nov-25
22/1 EUCALYPTUS MEWS NOTTING HILL VIC 3168	\$420,000	27-Oct-25
109/416-420 FERNTREE GULLY ROAD NOTTING HILL VIC 3168	\$476,000	23-Mar-25

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 6 months.

This Statement of Information was prepared on: 14 February 2026


208/416-420 FERNTREE GULLY ROAD NOTTING HILL VIC 3168
 1  1  1

 Sold Price **\$400,000** Sold Date **08-Nov-25**

 Distance **0km**

22/1 EUCALYPTUS MEWS NOTTING HILL VIC 3168
 1  1  1

 Sold Price **\$420,000** Sold Date **27-Oct-25**

 Distance **0.39km**

109/416-420 FERNTREE GULLY ROAD NOTTING HILL VIC 3168
 2  1  1

 Sold Price **\$476,000** Sold Date **23-Mar-25**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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