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 \$410,	.000 &	\$440,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$400,000	Prop	pperty type		Unit	Suburb	Notting Hill
Period-from	01 Nov 2024	to	31 Oct 2	2025	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
305/9 RENVER ROAD CLAYTON VIC 3168	\$485,068	02-Jun-24
415/2 CONNAM AVENUE CLAYTON VIC 3168	\$443,800	20-Jul-24
4/286-290 BLACKBURN ROAD GLEN WAVERLEY VIC 3150	0 \$470,000	15-Sep-24

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: 11 November 2025





Deepak Bansal

M 0468 427 730

E deepak.bansal@urchoicerealestate.com.au



305/9 RENVER ROAD CLAYTON **VIC 3168**

Sold Price

\$485,068 Sold Date 02-Jun-24

Distance

1.79km



415/2 CONNAM AVENUE CLAYTON Sold Price VIC 3168

\$443,800 Sold Date 20-Jul-24

Distance

2.17km

2.72km



4/286-290 BLACKBURN ROAD

Sold Price

\$470,000 Sold Date **15-Sep-24**

GLEN WAVERLEY VIC 3150

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\$418,000 Sold Date **08-Apr-25**

Distance

Distance 3.13km



202/52-54 OSULLIVAN ROAD **GLEN WAVERLEY VIC 3150**

二 1 ₩ 1 □ 1 Sold Price



113/286-290 BLACKBURN ROAD **GLEN WAVERLEY VIC 3150**

aggregation 1

= 1 ₽ 1 Sold Price

\$440,000 Sold Date 07-Aug-24

Distance 2.72km



502/52-54 OSULLIVAN ROAD **GLEN WAVERLEY VIC 3150**

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Sold Price

\$430,000 Sold Date **12-Aug-25**

Distance

3.13km

RS = Recent sale

UN = Undisclosed Sale

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