

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

18/1 Eucalyptus Mews, Notting Hill Vic 3168

Indicative selling price

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

Range between

\$420,000

&

\$462,000

Median sale price

Median price

\$441,944

Property Type

Unit

Suburb

Notting Hill

Period - From

07/04/2025

to

06/04/2026

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	G46/660 Blackburn Rd NOTTING HILL 3168	\$455,000	28/02/2026
2	9/78-80 Wellington Rd CLAYTON 3168	\$440,000	26/02/2026
3	302/660 Blackburn Rd NOTTING HILL 3168	\$438,888	22/12/2025

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:

07/04/2026 10:43



2 1 0

Rooms: 3

Property Type: Unit

Agent Comments

Indicative Selling Price

\$420,000 - \$462,000

Median Unit Price

07/04/2025 - 06/04/2026: \$441,944

Comparable Properties

G46/660 Blackburn Rd NOTTING HILL 3168 (VG)

Agent Comments

2 - -

Price: \$455,000

Method: Sale

Date: 28/02/2026

Property Type: Strata Unit/Flat



9/78-80 Wellington Rd CLAYTON 3168 (REI)

Agent Comments

2 1 1

Price: \$440,000

Method: Private Sale

Date: 26/02/2026

Property Type: Apartment



302/660 Blackburn Rd NOTTING HILL 3168 (REI/VG)

Agent Comments

2 2 1

Price: \$438,888

Method: Private Sale

Date: 22/12/2025

Property Type: Apartment

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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