

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

11 Akuna Avenue, Notting Hill Vic 3168

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Notting Hill

Period - From 31/08/2025

to

30/08/2026

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	20 Akuna Av NOTTING HILL 3168	\$1,208,500	02/05/2026
2	42 Samada St NOTTING HILL 3168	\$1,167,000	18/04/2026
3	21 Samada St NOTTING HILL 3168	\$1,175,000	11/04/2026

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:

31/08/2026 09:56



3 1 2

Property Type: House
Land Size: 687 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
31/08/2025 - 30/08/2026: \$1,200,000

Comparable Properties



20 Akuna Av NOTTING HILL 3168 (REI/VG)

Agent Comments

3 1 2

Price: \$1,208,500
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 711 sqm approx



42 Samada St NOTTING HILL 3168 (REI/VG)

Agent Comments

3 2 2

Price: \$1,167,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 658 sqm approx



21 Samada St NOTTING HILL 3168 (REI/VG)

Agent Comments

3 1 2

Price: \$1,175,000
Method: Private Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 730 sqm approx