

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

2 Marina Court, 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 20/08/2025

to

19/08/2026

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	39 Johnson Dr GLEN WAVERLEY 3150	\$1,038,000	18/07/2026
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:

20/08/2026 10:56

Stan Song
8849 8088
0452 180 920
stansong@jellisrcraig.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

20/08/2025 - 19/08/2026: \$1,200,000



3 1 2

Property Type: House (Res)

Land Size: 757 sqm approx

Agent Comments

Comparable Properties



39 Johnson Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

3 1 2

Price: \$1,038,000

Method: Auction Sale

Date: 18/07/2026

Property Type: House (Res)

Land Size: 792 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

Account - Jellis Craig | P: 03 88498088