

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 Reserve Place, Notting Hill Vic 3168

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price

\$950,000

Property Type

Townhouse

Suburb

Notting Hill

Period - From

23/04/2025

to

22/04/2026

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	4/2 Avonhurst Dr GLEN WAVERLEY 3150	\$670,000	12/12/2025
2			
3			

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:

23/04/2026 13:27

Costa Calaitzis
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Indicative Selling Price

\$650,000 - \$680,000

Median Townhouse Price

23/04/2025 - 22/04/2026: \$950,000



 2  1  1

Property Type: Townhouse

Agent Comments

Comparable Properties

4/2 Avonhurst Dr GLEN WAVERLEY 3150 (VG)

Agent Comments

 2  -  -

Price: \$670,000

Method: Sale

Date: 12/12/2025

Property Type: Flat/Unit/Apartment (Res)

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.