

# 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

21 Samada Street, Notting Hill Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,197,500

Property Type

House

Suburb

Notting Hill

Period - From

01/01/2025

to

31/12/2025

Source

REIV

### 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 | 61 Avonhurst Dr GLEN WAVERLEY 3150 | \$1,200,000 | 16/12/2025   |
| 2 | 2 Dalpura Ct NOTTING HILL 3168     | \$1,200,000 | 10/11/2025   |
| 3 | 5 Pemberley Dr NOTTING HILL 3168   | \$1,213,000 | 11/10/2025   |

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:

04/03/2026 15:32



3 1 2

**Property Type:** House  
**Land Size:** 727 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending December 2025: \$1,197,500

## Comparable Properties



**61 Avonhurst Dr GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 16/12/2025  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx



**2 Dalpura Ct NOTTING HILL 3168 (REI/VG)**

**Agent Comments**

4 1 4

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 10/11/2025  
**Property Type:** House  
**Land Size:** 824 sqm approx

**5 Pemberley Dr NOTTING HILL 3168 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,213,000  
**Method:** Sale  
**Date:** 11/10/2025  
**Property Type:** House (Res)  
**Land Size:** 440 sqm approx