

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

3/24 LONGBOURNE AVENUE NOTTING HILL VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,249,000

&

\$1,349,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

Other

Suburb

Notting Hill

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

27 HERRIOTTS BOULEVARD GLEN WAVERLEY VIC 3150	\$1,275,000	21-Sep-25
2/12 OWENS AVENUE GLEN WAVERLEY VIC 3150	\$1,330,000	17-Oct-25

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 6 months.

This Statement of Information was prepared on: 21 February 2026


**27 HERRIOTTS BOULEVARD GLEN
WAVERLEY VIC 3150**
 3  2  2

Sold Price

\$1,275,000

Sold Date

21-Sep-25

Distance

1.05km

**2/12 OWENS AVENUE GLEN
WAVERLEY VIC 3150**
 4  3  2

Sold Price

\$1,330,000

Sold Date

17-Oct-25

Distance

1.86km
RS = Recent sale

UN = Undisclosed Sale

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