

# 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 Westerfield Drive, 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)

Single price

\$1,200,000

### Median sale price

Median price

\$1,208,500

Property Type

House

Suburb

Notting Hill

Period - From

27/06/2025

to

26/06/2026

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:

27/06/2026 17:22



4   2   1

**Property Type:** House  
**Land Size:** 723 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000  
**Median House Price**  
 27/06/2025 - 26/06/2026: \$1,208,500

## Comparable Properties



**20 Akuna Av NOTTING HILL 3168 (REI)**

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)**

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

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