

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

901/864 BLACKBURN ROAD CLAYTON 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

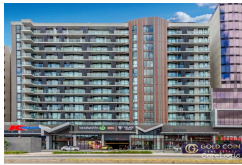
313/868 BLACKBURN ROAD CLAYTON VIC 3168	\$550,000	28-Jan-25
313/864 BLACKBURN ROAD CLAYTON VIC 3168	\$565,000	26-Nov-24
612/868 BLACKBURN ROAD CLAYTON VIC 3168	\$520,000	25-Feb-25

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: 05 April 2025

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**313/868 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 1

Sold Price **\$550,000** Sold Date **28-Jan-25**

Distance **0km**



**313/864 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 1

Sold Price **\$565,000** Sold Date **26-Nov-24**

Distance **0km**



**612/868 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 -

Sold Price ^{RS} **\$520,000** Sold Date **25-Feb-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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