

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

405/662-678 BLACKBURN ROAD 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,444

Property type

Unit

Suburb

Notting Hill

Period-from

01 Aug 2025

to

31 Jul 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

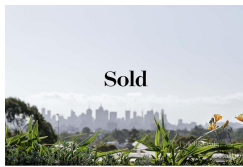
Date of sale

212/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$330,000	26-Feb-25
A502/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$390,000	18-Apr-26
31/2-4 SAMADA STREET NOTTING HILL VIC 3168	\$378,000	08-May-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: 10 August 2026



**212/662-678 BLACKBURN ROAD
NOTTING HILL VIC 3168**

Sold Price

\$330,000

Sold Date

26-Feb-25

 2

 2

 1

Distance

0km



**A502/662-678 BLACKBURN ROAD
NOTTING HILL VIC 3168**

Sold Price

\$390,000

Sold Date

18-Apr-26

 2

 2

 1

Distance

0km



**31/2-4 SAMADA STREET NOTTING
HILL VIC 3168**

Sold Price

\$378,000

Sold Date

08-May-25

 2

 1

 1

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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