

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

411/662-678 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

\$210,000

&

\$230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Notting Hill

Period-from

01 Nov 2024

to

31 Oct 2025

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

146/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$211,000	25-Aug-25
415/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$250,000	31-May-25
16/210-220 NORMANBY ROAD NOTTING HILL VIC 3168	\$300,000	05-Aug-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: 19 November 2025



**146/662-678 BLACKBURN ROAD
NOTTING HILL VIC 3168**

Sold Price

\$211,000

Sold Date **25-Aug-25**

 1  1  1

Distance

0km



**415/662-678 BLACKBURN ROAD
NOTTING HILL VIC 3168**

Sold Price

\$250,000

Sold Date **31-May-25**

 1  1  1

Distance

0km



**16/210-220 NORMANBY ROAD
NOTTING HILL VIC 3168**

Sold Price

\$300,000

Sold Date **05-Aug-25**

 1  1  1

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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