

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

|                                                 |                                            |
|-------------------------------------------------|--------------------------------------------|
| <b>Address</b><br>Including suburb and postcode | 246 /660 Blackburn Road Notting Hill, 3168 |
|-------------------------------------------------|--------------------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

|              |           |
|--------------|-----------|
| Single price | \$470,000 |
|--------------|-----------|

### Median sale price

|              |           |               |      |        |              |
|--------------|-----------|---------------|------|--------|--------------|
| Median price | \$395,000 | Property Type | UNIT | Suburb | NOTTING HILL |
|--------------|-----------|---------------|------|--------|--------------|

|               |             |    |             |        |           |
|---------------|-------------|----|-------------|--------|-----------|
| Period - From | 01-Mar-2025 | to | 28-Feb-2026 | Source | PropTrack |
|---------------|-------------|----|-------------|--------|-----------|

### Comparable property sales

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 | LG10/660 Blackburn Road, Notting Hill, VIC 3168 | \$450,000 | 13-Jan-2026  |
| 2 | B06/660 Blackburn Road, Notting Hill, VIC 3168  | \$466,000 | 24-Nov-2025  |
| 3 | G18/660 Blackburn Road, Notting Hill, VIC 3168  | \$445,000 | 17-Oct-2025  |

This statement of information was prepared on 25-Mar-2026 at 9:55:47 AM AEDT