

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

1201/868 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,750

Property type

Unit

Suburb

Clayton

Period-from

01 May 2025

to

30 Apr 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

901/864 BLACKBURN ROAD CLAYTON VIC 3168	\$500,000	14-Jan-26
706/868 BLACKBURN ROAD CLAYTON VIC 3168	\$575,000	03-Feb-26
806/868 BLACKBURN ROAD CLAYTON VIC 3168	\$560,000	16-Jan-26

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: 11 May 2026



**901/864 BLACKBURN ROAD
CLAYTON VIC 3168**

2 1 1

Sold Price **\$500,000** Sold Date **14-Jan-26**

Distance **0km**



**706/868 BLACKBURN ROAD
CLAYTON VIC 3168**

2 - -

Sold Price **\$575,000** Sold Date **03-Feb-26**

Distance **0km**



**806/868 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 1

Sold Price **\$560,000** Sold Date **16-Jan-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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