

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

139/660 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

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Notting Hill

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

G32/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$460,100	13-Feb-26
302/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$438,888	22-Dec-25
246/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$470,000	27-Apr-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: 22 May 2026

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**632/660 BLACKBURN ROAD
NOTTING HILL VIC 3168**

 2  2  1

Sold Price **\$460,100** Sold Date **13-Feb-26**

Distance **0km**



**302/660 BLACKBURN ROAD
NOTTING HILL VIC 3168**

 2  2  1

Sold Price **\$438,888** Sold Date **22-Dec-25**

Distance **0km**



**246/660 BLACKBURN ROAD
NOTTING HILL VIC 3168**

 2  2  1

Sold Price ^{RS} **\$470,000** ^{UN} Sold Date **27-Apr-26**

Distance **0km**

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

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