

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

142/660 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

or range
between

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,944

Property type

Unit

Suburb

Notting Hill

Period-from

01 Sep 2025

to

31 Aug 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

A502/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$390,000	18-Apr-26
G07/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$428,000	09-May-26
342/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$433,000	27-Jul-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: 08 September 2026



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A502/662-678 BLACKBURN ROAD Sold Price **\$390,000** Sold Date **18-Apr-26**
NOTTING HILL VIC 3168

2 2 1

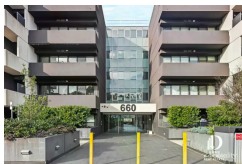
Distance **0.1km**



G07/660 BLACKBURN ROAD Sold Price **\$428,000** Sold Date **09-May-26**
NOTTING HILL VIC 3168

2 2 1

Distance **0km**



342/660 BLACKBURN ROAD Sold Price ^{RS} **\$433,000** Sold Date **27-Jul-26**
NOTTING HILL VIC 3168

2 2 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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