

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

224/662-678 Blackburn Road, Notting Hill Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$320,000 & \$350,000

Median sale price

Median price

\$444,000

Property Type

Unit

Suburb

Notting Hill

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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 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	4/6 Arnott St CLAYTON 3168	\$320,000	09/06/2026
2	211/660 Blackburn Rd NOTTING HILL 3168	\$360,000	24/03/2026
3	g39/660 Blackburn Rd NOTTING HILL 3168	\$350,000	16/02/2026

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 six months.~~

This Statement of Information was prepared on:

03/08/2026 20:38

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Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

Year ending June 2026: \$444,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/6 Arnott St CLAYTON 3168 (REI)

Agent Comments

1 1 1

Price: \$320,000

Method: Private Sale

Date: 09/06/2026

Property Type: Apartment

211/660 Blackburn Rd NOTTING HILL 3168 (VG)

Agent Comments

1 - -

Price: \$360,000

Method: Sale

Date: 24/03/2026

Property Type: Strata Unit/Flat



g39/660 Blackburn Rd NOTTING HILL 3168 (REI/VG)

Agent Comments

1 1 1

Price: \$350,000

Method: Private Sale

Date: 16/02/2026

Property Type: Apartment

Account - Jellis Craig | P: 03 88498088