

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

509/662-678 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

\$250,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,888

Property type

Unit

Suburb

Notting Hill

Period-from

01 Jul 2025

to

30 Jun 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

215/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$264,000	06-Feb-26
237/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$253,000	14-May-25
338/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$250,000	12-Feb-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: 14 July 2026



215/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168

1 1 1

Sold Price

\$264,000

Sold Date **06-Feb-26**

Distance

0km



237/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168

1 1 1

Sold Price

\$253,000

Sold Date **14-May-25**

Distance

0km



338/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168

1 1 1

Sold Price

\$250,000

Sold Date **12-Feb-26**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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