

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

106/864 Blackburn Road, Clayton Vic 3168

Indicative selling price

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

Range between \$499,000 & \$548,900

Median sale price

Median price \$580,000 Property Type Unit Suburb Clayton

Period - From 27/05/2024 to 26/05/2025 Source Property Data

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	M-City 210/868 Blackburn Rd CLAYTON 3168	\$500,000	21/04/2025
2	313/868 Blackburn Rd CLAYTON 3168	\$550,000	28/01/2025
3	809/868 Blackburn Rd CLAYTON 3168	\$520,000	26/01/2025

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:

27/05/2025 14:28



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$499,000 - \$548,900
Median Unit Price
27/05/2024 - 26/05/2025: \$580,000

Comparable Properties



M-City 210/868 Blackburn Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 21/04/2025
Property Type: Apartment



313/868 Blackburn Rd CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 28/01/2025
Property Type: Apartment



809/868 Blackburn Rd CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 26/01/2025
Property Type: Apartment

