

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

218/662-678 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

\$260,000

&

\$286,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$369,750

Property type

Unit

Suburb

Notting Hill

Period-from

01 Oct 2024

to

30 Sep 2025

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

415/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$250,000	31-May-25
16/210-220 NORMANBY ROAD NOTTING HILL VIC 3168	\$300,000	05-Aug-25
137/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$325,000	13-Jun-25

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: 07 October 2025

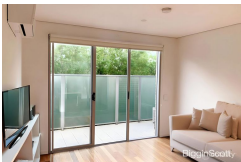


**415/662-678 BLACKBURN ROAD
NOTTING HILL VIC 3168**

Sold Price **\$250,000** Sold Date **31-May-25**

 1  1  1

Distance **0km**



**16/210-220 NORMANBY ROAD
NOTTING HILL VIC 3168**

Sold Price **\$300,000** Sold Date **05-Aug-25**

 1  1  1

Distance **0.14km**



**137/662-678 BLACKBURN ROAD
NOTTING HILL VIC 3168**

Sold Price **\$325,000** Sold Date **13-Jun-25**

 1  -  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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