

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

316/864 BLACKBURN ROAD CLAYTON 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2024

to

30 Nov 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

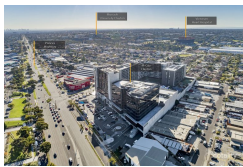
1207/2 CONNAM AVENUE CLAYTON VIC 3168	\$590,000	02-Aug-25
909/868 BLACKBURN ROAD CLAYTON VIC 3168	\$578,000	11-Aug-25
1208/2 CONNAM AVENUE CLAYTON VIC 3168	\$565,000	25-Jun-25

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: 05 December 2025

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1207/2 CONNAM AVENUE
CLAYTON VIC 3168

2 2 1

Sold Price ^{RS} \$590,000 Sold Date 02-Aug-25
Distance 0km



909/868 BLACKBURN ROAD
CLAYTON VIC 3168

2 - -

Sold Price \$578,000 Sold Date 11-Aug-25
Distance 0km



1208/2 CONNAM AVENUE
CLAYTON VIC 3168

2 2 1

Sold Price \$565,000 Sold Date 25-Jun-25
Distance 0km

RS = Recent sale UN = Undisclosed Sale

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