

## 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

612/864 BLACKBURN ROAD CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,750

Property type

Unit

Suburb

Clayton

Period-from

01 May 2025

to

30 Apr 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

503/864 BLACKBURN ROAD CLAYTON VIC 3168	\$570,000	10-Jan-26
214/868 BLACKBURN ROAD CLAYTON VIC 3168	\$580,000	09-Apr-26
212/868 BLACKBURN ROAD CLAYTON VIC 3168	\$545,000	02-Mar-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 May 2026

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**503/864 BLACKBURN ROAD  
CLAYTON VIC 3168**

 2  2  1

Sold Price **\$570,000** Sold Date **10-Jan-26**

Distance **0km**



**214/868 BLACKBURN ROAD  
CLAYTON VIC 3168**

 2  2  1

Sold Price <sup>RS</sup> **\$580,000** Sold Date **09-Apr-26**

Distance **0km**



**212/868 BLACKBURN ROAD  
CLAYTON VIC 3168**

 2  2  1

Sold Price **\$545,000** Sold Date **02-Mar-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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