

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

806/868 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

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Flats

Suburb

Clayton

Period-from

01 Jan 2025

to

31 Dec 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
1007/2 CONNAM AVENUE CLAYTON VIC 3168	\$570,000	06-Dec-25
1118/864 BLACKBURN ROAD CLAYTON VIC 3168	\$570,000	09-Dec-25

OR

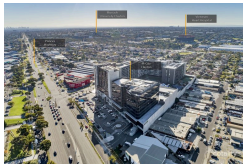
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 January 2026

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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



**1007/2 CONNAM AVENUE
CLAYTON VIC 3168**

 2  2  1

Sold Price

^{RS}

\$570,000

Sold Date **06-Dec-25**

Distance

0km



**1118/864 BLACKBURN ROAD
CLAYTON VIC 3168**

 2  2  1

Sold Price

Sold Date **09-Dec-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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