

## 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

903/864 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

\$600,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

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

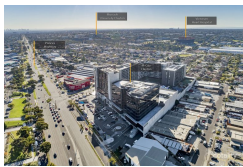
|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1207/2 CONNAM AVENUE CLAYTON VIC 3168   | \$590,000 | 02-Aug-25 |
| 909/868 BLACKBURN ROAD CLAYTON VIC 3168 | \$578,000 | 11-Aug-25 |
| 1208/2 CONNAM AVENUE CLAYTON 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: 12 December 2025

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1207/2 CONNAM AVENUE  
CLAYTON VIC 3168

2 2 1

Sold Price <sup>RS</sup> \$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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