

## 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

1008/864 BLACKBURN ROAD CLAYTON VIC 3168

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,250

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 1011/868 BLACKBURN ROAD CLAYTON VIC 3168 | \$580,000 | 02-Apr-25 |
| 1213/868 BLACKBURN ROAD CLAYTON VIC 3168 | \$570,000 | 06-Mar-25 |
| 818/864 BLACKBURN ROAD CLAYTON VIC 3168  | \$570,000 | 16-Apr-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: 26 June 2025

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1011/868 BLACKBURN ROAD  
CLAYTON VIC 3168

2 2 1

Sold Price \$580,000 Sold Date 02-Apr-25

Distance 0km



1213/868 BLACKBURN ROAD  
CLAYTON VIC 3168

2 2 1

Sold Price \$570,000 Sold Date 06-Mar-25

Distance 0km



818/864 BLACKBURN ROAD  
CLAYTON VIC 3168

2 2 -

Sold Price Sold Date 16-Apr-25

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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