

## 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

1201/868 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

\$485,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,500

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

901/864 BLACKBURN ROAD CLAYTON VIC 3168	\$500,000	14-Jan-26
706/868 BLACKBURN ROAD CLAYTON VIC 3168	\$575,000	03-Feb-26
806/868 BLACKBURN ROAD CLAYTON VIC 3168	\$560,000	16-Jan-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: 01 May 2026

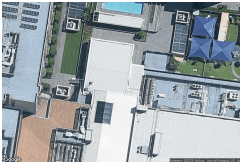


**901/864 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 1 1

Sold Price **\$500,000** Sold Date **14-Jan-26**

Distance **0km**



**706/868 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 - -

Sold Price **\$575,000** Sold Date **03-Feb-26**

Distance **0km**



**806/868 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 2 1

Sold Price **\$560,000** Sold Date **16-Jan-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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