

## 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

218/662-678 BLACKBURN ROAD NOTTING HILL 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

\$260,000

&

\$286,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$369,750

Property type

Unit

Suburb

Notting Hill

Period-from

01 Oct 2024

to

30 Sep 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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 415/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168 | \$250,000 | 31-May-25 |
| 16/210-220 NORMANBY ROAD NOTTING HILL VIC 3168   | \$300,000 | 05-Aug-25 |
| 137/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168 | \$325,000 | 13-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.~~

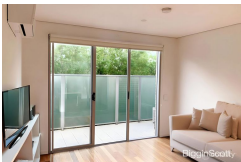
This Statement of Information was prepared on: 07 October 2025



**415/662-678 BLACKBURN ROAD  
NOTTING HILL VIC 3168**

Sold Price **\$250,000** Sold Date **31-May-25**  
Distance **0km**

 1  1  1



**16/210-220 NORMANBY ROAD  
NOTTING HILL VIC 3168**

Sold Price **\$300,000** Sold Date **05-Aug-25**  
Distance **0.14km**

 1  1  1



**137/662-678 BLACKBURN ROAD  
NOTTING HILL VIC 3168**

Sold Price **\$325,000** Sold Date **13-Jun-25**  
Distance **0km**

 1  -  1

**RS** = Recent sale      **UN** = Undisclosed Sale

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