

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

106/864 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2025

to

31 Aug 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

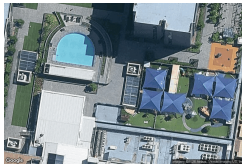
Date of sale

311/864 BLACKBURN ROAD CLAYTON VIC 3168	\$560,000	11-Jul-26
612/864 BLACKBURN ROAD CLAYTON VIC 3168	\$520,000	10-Aug-26
807/2 CONNAM AVENUE CLAYTON VIC 3168	\$530,000	15-Aug-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: 03 September 2026



311/864 BLACKBURN ROAD CLAYTON VIC 3168

2 2 -

Sold Price

\$560,000

Sold Date

11-Jul-26

Distance

0km



612/864 BLACKBURN ROAD CLAYTON VIC 3168

2 2 1

Sold Price

^{RS} **\$520,000**

Sold Date

10-Aug-26

Distance

0km



807/2 CONNAM AVENUE CLAYTON VIC 3168

2 2 -

Sold Price

\$530,000

Sold Date

15-Aug-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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