

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

G12/660 BLACKBURN ROAD NOTTING HILL 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

\$380,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,444

Property type

Unit

Suburb

Notting Hill

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

LG02/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$374,500	25-Jun-26
109/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$360,000	24-Aug-26
401/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$368,000	22-Jul-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: 02 September 2026



LG02/660 BLACKBURN ROAD NOTTING HILL VIC 3168

1 1 1

Sold Price

^{RS}

\$374,500

Sold Date

25-Jun-26

Distance

0km



109/660 BLACKBURN ROAD NOTTING HILL VIC 3168

1 1 1

Sold Price

^{RS}

\$360,000

Sold Date

24-Aug-26

Distance

0km



401/660 BLACKBURN ROAD NOTTING HILL VIC 3168

1 1 1

Sold Price

\$368,000

Sold Date

22-Jul-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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