

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

401/660 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Notting Hill

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

G39/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$350,000	02-Feb-26
211/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$360,000	24-Mar-26
301/11 RENVER ROAD CLAYTON VIC 3168	\$380,000	27-Feb-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: 25 May 2026



**639/660 BLACKBURN ROAD
NOTTING HILL VIC 3168**

1 1 1

Sold Price **\$350,000** Sold Date **02-Feb-26**

Distance **0km**



**211/660 BLACKBURN ROAD
NOTTING HILL VIC 3168**

1 1 1

Sold Price **\$360,000** Sold Date **24-Mar-26**

Distance **0km**



**301/11 RENVER ROAD CLAYTON
VIC 3168**

1 1 1

Sold Price **\$380,000** Sold Date **27-Feb-26**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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