

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

1008/864 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,250

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

1011/868 BLACKBURN ROAD CLAYTON VIC 3168	\$580,000	02-Apr-25
1213/868 BLACKBURN ROAD CLAYTON VIC 3168	\$570,000	06-Mar-25
818/864 BLACKBURN ROAD CLAYTON VIC 3168	\$570,000	16-Apr-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: 26 June 2025

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1011/868 BLACKBURN ROAD
CLAYTON VIC 3168

2 2 1

Sold Price \$580,000 Sold Date 02-Apr-25

Distance 0km



1213/868 BLACKBURN ROAD
CLAYTON VIC 3168

2 2 1

Sold Price \$570,000 Sold Date 06-Mar-25

Distance 0km



818/864 BLACKBURN ROAD
CLAYTON VIC 3168

2 2 -

Sold Price Sold Date 16-Apr-25

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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