Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	B06/660 Blackburn Road Notting Hill, 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$425,000 & $455,000

Median sale price

Median price	$369,750	Property Type	UNIT	Suburb	NOTTING HILL
Period - From	01-Oct-2024	to	30-Sep-2025	Source	Cotality

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	231/660 Blackburn Rd, Notting Hill	$450,000	19-Aug-2025
2	LG10/660 Blackburn Rd, Notting Hill	$432,000	08-Aug-2025
3	404/660 Blackburn Rd, Notting Hill	$468,000	09-Sep-2025

This statement of information was prepared on 05-Jan-2026 at 10:00:17 PM AEDT