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	A502/662-678 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	$375,000	&	$412,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$430,000	Property type	Unit	Suburb	Notting Hill
Period-from	01 Mar 2025	to	28 Feb 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
212/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	$330,000	26-Feb-25
B05/660 BLACKBURN ROAD NOTTING HILL VIC 3168	$420,000	18-Dec-24
B06/660 BLACKBURN ROAD NOTTING HILL VIC 3168	$466,000	14-Nov-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: 23 March 2026

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212/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168

2 2 1

Sold Price **$330,000** Sold Date **26-Feb-25**

Distance **0km**



B05/660 BLACKBURN ROAD NOTTING HILL VIC 3168

2 2 1

Sold Price **$420,000** Sold Date **18-Dec-24**

Distance **0.11km**



B06/660 BLACKBURN ROAD NOTTING HILL VIC 3168

2 2 1

Sold Price **$466,000** Sold Date **14-Nov-25**

Distance **0.11km**

RS = Recent sale **UN** = Undisclosed Sale

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