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	416/662 Blackburn Road, Notting Hill Notting Hill, 3168

Indicative selling price

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

Range between	$178,000 & $195,000

Median sale price

Median price	$402,888	Property Type	UNIT	Suburb	NOTTING HILL
Period - From	01-Sep-2020	to	31-Aug-2021	Source	Corelogic

Comparable property sales

	Address of comparable property	Price	Date of sale
1	319/662 Blackburn rd Notting Hill 3168	$215,000	10-Jan-2021
2	G06/1728 Dandenong Road, Clayton 3168	$160,000	12-Mar-2021
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 six months.

This statement of information was prepared on 13-Dec-2025 at 5:52:04 PM AEDT