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	331/662 Blackburn Road, Notting Hill Vic 3168

Indicative selling price

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

Single price $180,000

Median sale price

Median price $400,500 Property Type Unit Suburb Notting Hill

Period - From 30/06/2024 to 29/06/2025 Source Property Data

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 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	G02/662 Blackburn Rd NOTTING HILL 3168	$200,000	20/01/2025
2	G08/662 Blackburn Rd NOTTING HILL 3168	$190,000	16/01/2025
3			

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 six months.

This Statement of Information was prepared on: 30/06/2025 16:15

331/662 Blackburn Road, Notting Hill Vic 3168

Michael Alevras
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1 1 0

Rooms: 2
Property Type: Strata Unit/Flat

Indicative Selling Price
$180,000
Median Unit Price
30/06/2024 - 29/06/2025: $400,500

Agent Comments

This apartment is Student only accommodation on title without accompanying car space on title. The 2 comparable properties used are Universal living and each have a car space on title

The 2 comparable properties used are similar in size , however they are situated in a building with universal living . Apartment 331 is designated as student only on title . Also , the other 2 have a car space on title and unit 331 does not have one.

Comparable Properties



G02/662 Blackburn Rd NOTTING HILL 3168 (REI/VG)

1 1 1

Price: $200,000
Method: Private Sale
Date: 20/01/2025
Property Type: Apartment

Agent Comments



G08/662 Blackburn Rd NOTTING HILL 3168 (REI/VG)

1 1 1

Price: $190,000
Method: Private Sale
Date: 16/01/2025
Property Type: Apartment

Agent Comments

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.

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