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	1&2/644 Blackburn Road, Notting Hill VIC 3168

Indicative selling price

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

Single price	$	or range between	$1,300,000	&	$1,430,000

Median sale price

Median price	$	Property type	Land	Suburb	Notting Hill
Period - From	02/04/2025	to	02/10/2025	Source	Cotality

Comparable property sales

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	$	
2	$	
3	$	

This Statement of Information was prepared on: 03/10/2025