

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

1201/868 BLACKBURN ROAD CLAYTON 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

Other

Suburb

Clayton

Period-from

01 Sep 2024

to

31 Aug 2025

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

113/868 BLACKBURN ROAD CLAYTON VIC 3168	\$545,000	12-Jul-25
210/868 BLACKBURN ROAD CLAYTON VIC 3168	\$500,000	21-Apr-25
315/2 CONNAM AVENUE CLAYTON VIC 3168	\$550,000	01-Apr-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: 17 September 2025


**113/868 BLACKBURN ROAD
CLAYTON VIC 3168**

 2
  2
  -

Sold Price **\$545,000** Sold Date **12-Jul-25**

Distance **0km**


**210/868 BLACKBURN ROAD
CLAYTON VIC 3168**

 2
  2
  1

Sold Price **\$500,000** Sold Date **21-Apr-25**

Distance **0km**


**315/2 CONNAM AVENUE CLAYTON
VIC 3168**

 2
  2
  1

Sold Price **\$550,000** Sold Date **01-Apr-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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