

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

503/864 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2024

to

31 Oct 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

106/864 BLACKBURN ROAD CLAYTON VIC 3168	\$530,000	08-Jul-25
1207/2 CONNAM AVENUE CLAYTON VIC 3168	\$590,000	02-Aug-25
710/2 CONNAM AVENUE CLAYTON VIC 3168	\$555,000	07-Jun-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: 14 November 2025


**106/864 BLACKBURN ROAD
CLAYTON VIC 3168**

 2
  2
  1

Sold Price

\$530,000

Sold Date

08-Jul-25

Distance

0km

**1207/2 CONNAM AVENUE
CLAYTON VIC 3168**

 2
  2
  1

Sold Price

^{RS} **\$590,000**

Sold Date

02-Aug-25

Distance

0km

**710/2 CONNAM AVENUE CLAYTON
VIC 3168**

 2
  2
  1

Sold Price

\$555,000

Sold Date

07-Jun-25

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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