

# 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 804/868 Blackburn Road, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$575,000 & \$599,000

### Median sale price

Median price \$797,000 Property Type Unit Suburb Clayton

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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	503/864 Blackburn Rd CLAYTON 3168	\$570,000	10/01/2026
2	M-City 905/864 Blackburn Rd CLAYTON 3168	\$582,500	14/10/2025
3	909/868 Blackburn Rd CLAYTON 3168	\$578,000	15/08/2025

**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: 01/02/2026 15:23



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$575,000 - \$599,000

**Median Unit Price**

December quarter 2025: \$797,000

## Comparable Properties



**503/864 Blackburn Rd CLAYTON 3168 (REI)**

Agent Comments



**Price:** \$570,000

**Method:** Private Sale

**Date:** 10/01/2026

**Property Type:** Apartment



**M-City 905/864 Blackburn Rd CLAYTON 3168 (REI)**

Agent Comments



**Price:** \$582,500

**Method:** Private Sale

**Date:** 14/10/2025

**Property Type:** Apartment



**909/868 Blackburn Rd CLAYTON 3168 (REI/VG)**

Agent Comments



**Price:** \$578,000

**Method:** Private Sale

**Date:** 15/08/2025

**Property Type:** Apartment

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