

## 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

2613/864 Blackburn Road, Clayton Vic 3168

#### Indicative selling price

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

Range between \$480,000 & \$528,000

#### Median sale price

Median price \$768,000 Property Type Unit Suburb Clayton

Period - From 01/01/2025 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	2105/864 Blackburn Rd CLAYTON 3168	\$510,000	24/12/2025
2	MCity 1118/864 Blackburn Rd CLAYTON 3168	\$570,000	09/12/2025
3	1008/864 Blackburn Rd CLAYTON 3168	\$525,000	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:

02/02/2026 09:58

Jason Yu  
 03 9899 7888  
 0402 662 736

jason.yu@ihomesre.com.au



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$480,000 - \$528,000

**Median Unit Price**

Year ending December 2025: \$768,000

## Comparable Properties



**2105/864 Blackburn Rd CLAYTON 3168 (REI)**



Agent Comments

**Price:** \$510,000

**Method:** Private Sale

**Date:** 24/12/2025

**Property Type:** Apartment



**MCity 1118/864 Blackburn Rd CLAYTON 3168 (REI)**



Agent Comments

**Price:** \$570,000

**Method:** Private Sale

**Date:** 09/12/2025

**Property Type:** Apartment



**1008/864 Blackburn Rd CLAYTON 3168 (REI/VG)**



Agent Comments

**Price:** \$525,000

**Method:** Private Sale

**Date:** 15/08/2025

**Property Type:** Apartment

Account - iHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822