



M-CITY
EOFY Report 2024 - 2025

Summary

34
SALES

\$534,620
AVERAGE SALE PRICE

\$600,000
MAX SALE PRICE

\$403,360
1 BED AVERAGE

\$539,300
2 BED AVERAGE

\$638,000
3 BED AVERAGE

2024 - 2025

Sales Report

ADDRESS	SUBURB	BED	BATH	CAR	SALE PRICE	SALE DATE
308/864 Blackburn Road	Clayton	2	2	-	\$570,000	12-Jul-24
415/2 Connam Avenue	Clayton	1	1	1	\$443,800	20-Jul-24
404/864 Blackburn Road	Clayton	2	2	-	\$710,000	23-Jul-24
712/864 Blackburn Road	Clayton	2	2	-	\$565,000	6-Aug-24
111/868 Blackburn Road	Clayton	1	1	-	\$330,000	8-Aug-24
704/2 Connam Avenue	Clayton	2	2	1	\$542,800	28-Aug-24
309/2 Connam Avenue	Clayton	2	2	1	\$555,000	28-Aug-24
G02/2 Connam Avenue	Clayton	-	-	-	\$0	12-Sep-24
712/868 Blackburn Road	Clayton	2	2	-	\$540,000	26-Sep-24
313/2 Connam Avenue	Clayton	2	2	1	\$1	3-Oct-24
808/2 Connam Avenue	Clayton	2	2	1	\$50,000	18-Oct-24
1119/864 Blackburn Road	Clayton	1	1	1	\$468,000	18-Oct-24
308/868 Blackburn Road	Clayton	2	2	-	\$511,000	19-Oct-24
918/864 Blackburn Road	Clayton	2	2	1	\$523,000	14-Nov-24
621/864 Blackburn Road	Clayton	1	1	-	\$375,000	26-Nov-24
313/864 Blackburn Road	Clayton	2	2	1	\$565,000	26-Nov-24
1101/2 Connam Avenue	Clayton	2	2	1	\$580,000	22-Jan-25
809/868 Blackburn Road	Clayton	2	-	-	\$520,000	26-Jan-25
313/868 Blackburn Road	Clayton	2	2	1	\$550,000	28-Jan-25
314/2 Connam Avenue	Clayton	2	2	-	\$502,000	1-Feb-25
404/2 Connam Avenue	Clayton	2	2	-	\$507,000	17-Feb-25
710/2 Connam Avenue	Clayton	2	2	-	\$0	18-Feb-25
612/868 Blackburn Road	Clayton	2	2	-	\$520,000	25-Feb-25
403/2 Connam Avenue	Clayton	2	1	-	\$390,000	27-Feb-25

Source: Core Logic, RP Data

MELCORP
Real Estate

477 Swanston Street
Melbourne VIC 3000
melcorprealestate.com.au

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ADDRESS	SUBURB	BED	BATH	CAR	SALE PRICE	SALE DATE
1213/868 Blackburn Road	Clayton	2	2	1	\$570,000	6-Mar-25
612/864 Blackburn Road	Clayton	2	2	1	\$538,000	18-Mar-25
114/868 Blackburn Road	Clayton	2	2	1	\$384,000	20-Mar-25
714/864 Blackburn Road	Clayton	2	2	-	\$600,000	31-Mar-25
315/2 Connam Avenue	Clayton	2	2	1	\$550,000	1-Apr-25
1011/868 Blackburn Road	Clayton	2	2	1	\$580,000	2-Apr-25
818/864 Blackburn Road	Clayton	2	2	-	\$570,000	16-Apr-25
864 Blackburn Road	Clayton	2	2	2	\$600,000	16-Apr-25
210/868 Blackburn Road	Clayton	2	2	-	\$500,000	21-Apr-25
1116/868 Blackburn Road	Clayton	1	1	-	\$400,000	9-May-25
301/864 Blackburn Road	Clayton	2	1	-	\$479,000	1-Jun-25

Source: Core Logic, RP Data

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