

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

104/27-29 Koonawarra Street, Clayton Vic 3168

Indicative selling price

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

Single price

\$470,000

Median sale price

Median price

\$578,000

Property Type

Unit

Suburb

Clayton

Period - From

13/01/2025

to

12/01/2026

Source

Property Data

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	14/24 Burton Av CLAYTON 3168	\$460,000	27/08/2025
2	1206/2 Connam Av CLAYTON 3168	\$485,000	04/08/2025
3	211/6 Clarkson Ct CLAYTON 3168	\$475,000	27/07/2025

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:

13/01/2026 15:31



Property Type:
Agent Comments

Indicative Selling Price
\$470,000
Median Unit Price
13/01/2025 - 12/01/2026: \$578,000

Comparable Properties



14/24 Burton Av CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 27/08/2025
Property Type: Apartment



1206/2 Connam Av CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 04/08/2025
Property Type: Apartment



211/6 Clarkson Ct CLAYTON 3168 (VG)

Agent Comments



Price: \$475,000
Method: Sale
Date: 27/07/2025
Property Type: Strata Unit/Flat