

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 104/27-29 Koonawarra Street, Clayton Vic 3168
Including suburb and postcode

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

Agent Comments

**1206/2 Connam Av CLAYTON 3168 (REI/VG)****Price:** \$485,000**Method:** Private Sale**Date:** 04/08/2025**Property Type:** Apartment

Agent Comments

**211/6 Clarkson Ct CLAYTON 3168 (VG)****Price:** \$475,000**Method:** Sale**Date:** 27/07/2025**Property Type:** Strata Unit/Flat

Agent Comments

Account - Barry Plant | P: 03 9803 0400