

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 \$465,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Clayton

Period - From 05/03/2025

to 04/03/2026

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	101/27-29 Koonawarra St CLAYTON 3168	\$468,000	17/01/2026
2	109/27-29 Koonawarra St CLAYTON 3168	\$470,000	14/12/2025
3	101/4 Clarkson Ct CLAYTON 3168	\$470,000	30/11/2025

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:

05/03/2026 10:08



Property Type:
Agent Comments

Indicative Selling Price
\$465,000
Median Unit Price
05/03/2025 - 04/03/2026: \$680,000

Comparable Properties



101/27-29 Koonawarra St CLAYTON 3168 (REI)

Agent Comments



Price: \$468,000
Method: Private Sale
Date: 17/01/2026
Property Type: Apartment

109/27-29 Koonawarra St CLAYTON 3168 (REI)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 14/12/2025
Property Type: Unit



101/4 Clarkson Ct CLAYTON 3168 (VG)

Agent Comments



Price: \$470,000
Method: Sale
Date: 30/11/2025
Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9803 0400