

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 \$457,500

Median sale price

Median price \$570,000

Property Type Unit

Suburb Clayton

Period - From 31/03/2025

to 30/03/2026

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	105/27-29 Koonawarra St CLAYTON 3168	\$475,000	19/02/2026
2	101/27-29 Koonawarra St CLAYTON 3168	\$468,000	17/01/2026
3	109/27 Koonawarra St CLAYTON 3168	\$470,000	13/12/2025

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:

31/03/2026 13:05