

# 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

106/27-29 Koonawarra Street, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000

&

\$520,000

### Median sale price

Median price \$580,000

Property Type Unit

Suburb Clayton

Period - From 26/05/2024

to

25/05/2025

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	203/416 Ferntree Gully Rd NOTTING HILL 3168	\$520,000	17/02/2025
2	314/2 Connam Av CLAYTON 3168	\$502,000	01/02/2025
3	25/24 Burton Av CLAYTON 3168	\$490,000	13/01/2025

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:

26/05/2025 13:58



 2  

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$480,000 - \$520,000  
**Median Unit Price**  
26/05/2024 - 25/05/2025: \$580,000

## Comparable Properties

**203/416 Ferntree Gully Rd NOTTING HILL 3168 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$520,000  
**Method:** Sale  
**Date:** 17/02/2025  
**Property Type:** Strata Unit/Flat

**314/2 Connam Av CLAYTON 3168 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$502,000  
**Method:** Sale  
**Date:** 01/02/2025  
**Property Type:** Strata Unit/Flat



**25/24 Burton Av CLAYTON 3168 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$490,000  
**Method:** Sale  
**Date:** 13/01/2025  
**Property Type:** Strata Unit/Flat

**Account - Barry Plant | P: 03 9803 0400**