

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

G02/124 CLAYTON ROAD CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,292,500

Property type

Other

Suburb

Clayton

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

105/27-29 KOONAWARRA STREET CLAYTON VIC 3168	\$475,000	18-Feb-26
109/27-29 KOONAWARRA STREET CLAYTON VIC 3168	\$470,000	13-Dec-25
101/27-29 KOONAWARRA STREET CLAYTON VIC 3168	\$468,000	17-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 08 April 2026



105/27-29 KOONAWARRA STREET Sold Price **\$475,000** Sold Date **18-Feb-26**
CLAYTON VIC 3168

2 1 1

Distance **0.14km**



109/27-29 KOONAWARRA STREET Sold Price **\$470,000** Sold Date **13-Dec-25**
CLAYTON VIC 3168

2 1 1

Distance **0.14km**



101/27-29 KOONAWARRA STREET Sold Price **\$468,000** Sold Date **17-Jan-26**
CLAYTON VIC 3168

2 1 1

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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