

# 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

1/23 Glenbrook Avenue, 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

\$790,000

&

\$869,000

### Median sale price

Median price

\$890,000

Property Type

Unit

Suburb

Clayton

Period - From

01/07/2025

to

30/09/2025

Source

REIV

### 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	1/9 Albany Rd OAKLEIGH EAST 3166	\$850,000	16/10/2025
2	1/5 Glenbrook Av CLAYTON 3168	\$772,000	12/07/2025
3	2/5 Glenbrook Av CLAYTON 3168	\$851,000	07/06/2025

**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:

17/11/2025 17:33



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$790,000 - \$869,000  
**Median Unit Price**  
September quarter 2025: \$890,000

## Comparable Properties



1/9 Albany Rd OAKLEIGH EAST 3166 (REI)

Agent Comments



**Price:** \$850,000  
**Method:** Sold Before Auction  
**Date:** 16/10/2025  
**Property Type:** Unit

1/5 Glenbrook Av CLAYTON 3168 (VG)

Agent Comments



**Price:** \$772,000  
**Method:** Sale  
**Date:** 12/07/2025  
**Property Type:** Flat/Unit/Apartment (Res)



2/5 Glenbrook Av CLAYTON 3168 (REI/VG)

Agent Comments



**Price:** \$851,000  
**Method:** Auction Sale  
**Date:** 07/06/2025  
**Property Type:** Unit  
**Land Size:** 241 sqm approx

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