

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

1/4 KOONAWARRA STREET 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2024

to

30 Sep 2025

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

2/5 GLENBROOK AVENUE CLAYTON VIC 3168	\$851,000	07-Jun-25
1/5 GLENBROOK AVENUE CLAYTON VIC 3168	\$772,000	12-Jul-25
1/9 COLONEL STREET CLAYTON VIC 3168	\$830,000	28-Aug-25

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: 30 October 2025



**2/5 GLENBROOK AVENUE
CLAYTON VIC 3168**

3 1 1

Sold Price

\$851,000

Sold Date

07-Jun-25

Distance

0.15km



**1/5 GLENBROOK AVENUE
CLAYTON VIC 3168**

3 1 -

Sold Price

\$772,000

Sold Date

12-Jul-25

Distance

0.15km



**1/9 COLONEL STREET CLAYTON
VIC 3168**

3 2 1

Sold Price

\$830,000

Sold Date

28-Aug-25

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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