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	101&109/27-29 Koonawarra Street, Clayton Vic 3168
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$460,000	&	\$500,000

Median sale price

Median price	\$580,000	Pro	perty Type	Unit		Suburb	Clayton
Period - From	16/10/2024	to	15/10/2025		Source	Property	v 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

Ad	dress of comparable property	Price	Date of sale
1	204/416-420 Ferntree Gully Rd NOTTING HILL 3168	\$495,000	14/08/2025
2	608/2 Connam Av CLAYTON 3168	\$525,100	09/08/2025
3	106/27-29 Koonawarra St CLAYTON 3168	\$478,000	14/06/2025

OR

B*-The-estate-agent-or-agent's-representative-reasonably-believes-that-fewer-than-three-comparableproperties-were-sold-within-two-kilometres-of-the-property-for-sale-in-the-last-six-months:-

This Statement of Information was prepared on:	16/10/2025 12:06





Indicative Selling Price \$460,000 - \$500,000 Median Unit Price 16/10/2024 - 15/10/2025: \$580,000

Comparable Properties



204/416-420 Ferntree Gully Rd NOTTING HILL 3168 (REI) Agent Comments

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Price: \$495,000 Method: Private Sale Date: 14/08/2025

Property Type: Apartment



608/2 Connam Av CLAYTON 3168 (REI)

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Price: \$525,100 Method: Private Sale Date: 09/08/2025

Property Type: Apartment

Agent Comments

106/27-29 Koonawarra St CLAYTON 3168 (REI)

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Price: \$478,000 **Method:** Private Sale **Date:** 14/06/2025

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9803 0400



