

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	101&109/27-29 Koonawarra Street, Clayton Vic 3168
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Indicative selling price

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

Single price	\$475,000
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Median sale price

Median price	\$581,250	Property Type	Unit	Suburb	Clayton
Period - From	05/12/2024	to	04/12/2025	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	1206/2 Connam Av CLAYTON 3168	\$485,000	04/08/2025
2	211/6 Clarkson Ct CLAYTON 3168	\$475,000	27/07/2025
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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:	05/12/2025 12:02
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Property Type:
Agent Comments

Indicative Selling Price
\$475,000
Median Unit Price
05/12/2024 - 04/12/2025: \$581,250

Comparable Properties



1206/2 Connam Av CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 04/08/2025
Property Type: Apartment



211/6 Clarkson Ct CLAYTON 3168 (VG)

Agent Comments



Price: \$475,000
Method: Sale
Date: 27/07/2025
Property Type: Strata Unit/Flat



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

Agent Comments



Price: \$478,000
Method: Private Sale
Date: 14/06/2025
Property Type: Apartment

Account - Barry Plant | P: 03 9803 0400