

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	101/4 Clarkson Court Clayton, 3168
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Indicative selling price

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

Range between	\$450,000 & \$480,000
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Median sale price

Median price	\$650,000	Property Type	UNIT	Suburb	CLAYTON
Period - From	01-Oct-2024	to	30-Sep-2025	Source	Cotality

Comparable property sales

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	211/6 Clarkson Court, Clayton	\$475,000	27-Jul-2025
2	106/27-29 Koonawarra Street, Clayton	\$478,000	14-Jun-2025
3	404/660 Blackburn Road, Notting Hill	\$468,000	09-Sep-2025

This statement of information was prepared on 01-Dec-2025 at 11:54:45 AM AEDT