

## 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

104/2 CLARKSON COURT CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jan 2025

to

31 Dec 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

103/27-29 KOONAWARRA STREET CLAYTON VIC 3168	\$365,000	13-Nov-25
21/2-4 SAMADA STREET NOTTING HILL VIC 3168	\$345,000	18-Nov-25
8/1761-1763 DANDENONG ROAD OAKLEIGH EAST VIC 3166	\$350,000	29-Dec-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: 28 January 2026



**103/27-29 KOONAWARRA STREET** Sold Price **\$365,000** Sold Date **13-Nov-25**  
**CLAYTON VIC 3168**

 2  1  1

Distance **0.6km**



**21/2-4 SAMADA STREET NOTTING** Sold Price **\$345,000** Sold Date **18-Nov-25**  
**HILL VIC 3168**

 1  1  1

Distance **1.36km**



**8/1761-1763 DANDENONG ROAD** Sold Price **\$350,000** Sold Date **29-Dec-25**  
**OAKLEIGH EAST VIC 3166**

 2  1  -

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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