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

106/27-29 Koonawarra Street, Clayton Vic 3168

Indicative selling price

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

Range between | $440,000 | & | $480,000

Median sale price

| Median price | $622,500 | Property Type | Unit | Suburb | Clayton |
| Period - From | 01/01/2025 | to | 31/03/2025 | Source | REIV |

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	301/864 Blackburn Rd CLAYTON 3168	$479,000	04/06/2025
2	303/2 Clarkson Ct CLAYTON 3168	$440,000	09/04/2025
3	310/29c Browns Rd CLAYTON 3168	$465,000	24/12/2024

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: | 05/06/2025 21:01

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$440,000 - $480,000
Median Unit Price
March quarter 2025: $622,500

Comparable Properties

301/864 Blackburn Rd CLAYTON 3168 (REI)

2   **1**   **-**

Price: $479,000
Method: Private Sale
Date: 04/06/2025
Property Type: Apartment

Agent Comments

303/2 Clarkson Ct CLAYTON 3168 (REI)

2   **1**   **1**

Price: $440,000
Method: Private Sale
Date: 09/04/2025
Property Type: Apartment

Agent Comments

310/29c Browns Rd CLAYTON 3168 (VG)

2   **-**   **-**

Price: $465,000
Method: Sale
Date: 24/12/2024
Property Type: Strata Unit/Flat

Agent Comments

Account - Barry Plant | P: 03 9803 0400