

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

1B/2 GLENBROOK AVENUE CLAYTON VIC 3168

Indicative selling price

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

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,310,000

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2024

to

30 Nov 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

1/3 KOONAWARRA STREET CLAYTON VIC 3168	\$1,100,000	06-Dec-25
9B HOURIGAN AVENUE CLAYTON VIC 3168	\$1,120,000	08-Nov-25
2/1 AUGUSTE AVENUE CLAYTON VIC 3168	\$1,040,500	25-Oct-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: 16 December 2025



**1/3 KOONAWARRA STREET
CLAYTON VIC 3168**

 5  4  1

Sold Price

^{RS}

\$1,100,000

Sold Date

06-Dec-25

Distance

0.04km



**9B HOURIGAN AVENUE CLAYTON
VIC 3168**

 4  2  2

Sold Price

^{RS}

\$1,120,000

Sold Date

08-Nov-25

Distance

1.17km



**2/1 AUGUSTE AVENUE CLAYTON
VIC 3168**

 4  3  2

Sold Price

^{RS}

\$1,040,500

Sold Date

25-Oct-25

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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