Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	2/27 Hourigan Avenue, Clayton Vic 3168
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$890,000	Pro	perty Type	Jnit		Suburb	Clayton
Period - From	01/07/2025	to	30/09/2025	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	1/5 Glenbrook Av CLAYTON 3168	\$772,000	12/07/2025
2	2/78 Patrick St OAKLEIGH EAST 3166	\$775,000	02/05/2025
3	5/24 Newport Rd CLAYTON SOUTH 3169	\$720,000	09/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/10/2025 11:41





Peter Liu 0451367278 peter.liu@raywhite.com

Indicative Selling Price \$700,000 - \$770,000 **Median Unit Price** September quarter 2025: \$890,000



Property Type: Agent Comments

Comparable Properties

1/5 Glenbrook Av CLAYTON 3168 (VG)



Agent Comments

Price: \$772,000 Method: Sale Date: 12/07/2025

Property Type: Flat/Unit/Apartment (Res)



2/78 Patrick St OAKLEIGH EAST 3166 (REI/VG)

Price: \$775,000 Method: Private Sale Date: 02/05/2025 Property Type: Unit Land Size: 170 sqm approx







Agent Comments

5/24 Newport Rd CLAYTON SOUTH 3169 (VG)





Price: \$720,000 Method: Sale Date: 09/04/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



