

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

2/27 Hourigan Avenue, Clayton Vic 3168

Indicative selling price

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

Single price

\$690,000

Median sale price

Median price

\$702,750

Property Type

Unit

Suburb

Clayton

Period - From

01/10/2024

to

30/09/2025

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	1/440 Clayton Rd CLAYTON SOUTH 3169	\$707,000	08/11/2025
2	4/23 Francis St CLAYTON 3168	\$670,000	26/08/2025
3	3/4-8 Renver Rd CLAYTON 3168	\$678,000	09/08/2025

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:

15/12/2025 11:01



Property Type:
Agent Comments

Indicative Selling Price
\$690,000
Median Unit Price
Year ending September 2025: \$702,750

Comparable Properties



1/440 Clayton Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$707,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit
Land Size: 252 sqm approx



4/23 Francis St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 26/08/2025
Property Type: Unit
Land Size: 174 sqm approx



3/4-8 Renver Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$678,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Unit
Land Size: 170 sqm approx

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