

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

2/58 KANOOKA GROVE 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2024

to

30 Sep 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

5/9-11 DIXON STREET CLAYTON VIC 3168	\$650,000	11-May-25
2/39 EVELYN STREET CLAYTON VIC 3168	\$890,000	12-Jul-25
3/10-12 MURRAY STREET CLAYTON VIC 3168	\$768,000	06-Sep-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: 30 October 2025


**5/9-11 DIXON STREET CLAYTON
VIC 3168**
 3  2  1

Sold Price

\$650,000

Sold Date

11-May-25

Distance

0.45km

**2/39 EVELYN STREET CLAYTON
VIC 3168**
 3  2  2

Sold Price

\$890,000

Sold Date

12-Jul-25

Distance

0.37km

**3/10-12 MURRAY STREET
CLAYTON VIC 3168**
 3  2  1

Sold Price

\$768,000

Sold Date

06-Sep-25

Distance

0.45km
RS = Recent sale

UN = Undisclosed Sale

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