

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

29/2 MONASH GREEN DRIVE 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Clayton

Period-from

01 Aug 2025

to

31 Jul 2026

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

7/1 MONASH GREEN DRIVE CLAYTON VIC 3168	\$435,000	27-Jul-26
9/1 GREENFIELD DRIVE CLAYTON VIC 3168	\$430,000	12-Dec-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.

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7/1 MONASH GREEN DRIVE CLAYTON VIC 3168

2 1 1

Sold Price ^{RS} **\$435,000** ^{UN} Sold Date **27-Jul-26**

Distance **0.02km**



9/1 GREENFIELD DRIVE CLAYTON VIC 3168

2 1 1

Sold Price **\$430,000** Sold Date **12-Dec-25**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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