

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

307/29C BROWNS ROAD 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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,198,000

Property type

House

Suburb

Clayton

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

16/1 GREENFIELD DRIVE CLAYTON VIC 3168	\$370,000	29-Oct-24
202/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$370,000	07-Mar-24
27/24 BURTON AVENUE CLAYTON VIC 3168	\$385,000	08-Feb-24

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: 29 May 2025



16/1 GREENFIELD DRIVE CLAYTON VIC 3168

 1  1  1

Sold Price

\$370,000

Sold Date

29-Oct-24

Distance

0.17km



202/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169

 1  1  1

Sold Price

Sold Date

07-Mar-24

Distance

0.63km



27/24 BURTON AVENUE CLAYTON VIC 3168

 1  1  1

Sold Price

\$385,000

Sold Date

08-Feb-24

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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