

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

608/2 CONNAM AVENUE 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,250

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2024

to

30 Jun 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

809/868 BLACKBURN ROAD CLAYTON VIC 3168	\$520,000	26-Jan-25
404/2 CONNAM AVENUE CLAYTON VIC 3168	\$507,000	17-Feb-25
314/2 CONNAM AVENUE CLAYTON VIC 3168	\$502,000	01-Feb-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: 07 July 2025

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809/868 BLACKBURN ROAD
CLAYTON VIC 3168

2 - -

Sold Price \$520,000 Sold Date 26-Jan-25

Distance 0km



404/2 CONNAM AVENUE
CLAYTON VIC 3168

2 2 -

Sold Price \$507,000 Sold Date 17-Feb-25

Distance 0km



314/2 CONNAM AVENUE CLAYTON
VIC 3168

2 2 -

Sold Price \$502,000 Sold Date 01-Feb-25

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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