Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	وعام
LIODEIIA	Ulleled	IUI	Sale

Address Including suburb and postcode

1018/2 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	\$750,000	&	\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$650,000	Prop	erty type		Unit	Suburb	Clayton
Period-from	01 Nov 2024	to	31 Oct 2	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
804/864 BLACKBURN ROAD CLAYTON VIC 3168	\$735,000	04-Jun-25
8/7 RENVER ROAD CLAYTON VIC 3168	\$765,000	09-Jun-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: 19 November 2025





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804/864 BLACKBURN ROAD **CLAYTON VIC 3168**

Sold Price

\$735,000 Sold Date 04-Jun-25

Okm Distance



8/7 RENVER ROAD CLAYTON VIC Sold Price 3168

\$765,000 Sold Date 09-Jun-25

Distance

0.42km

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RS = Recent sale

UN = Undisclosed Sale

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