

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

904/2 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

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,250

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2024

to

31 May 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

612/864 BLACKBURN ROAD CLAYTON VIC 3168	\$538,000	31-Mar-25
315/2 CONNAM AVENUE CLAYTON VIC 3168	\$550,000	01-Apr-25
1213/868 BLACKBURN ROAD CLAYTON VIC 3168	\$570,000	06-Mar-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: 27 June 2025

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**612/864 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 1

Sold Price

^{RS} **\$538,000** Sold Date **31-Mar-25**

Distance **0km**



**315/2 CONNAM AVENUE CLAYTON
VIC 3168**

2 2 1

Sold Price

\$550,000 Sold Date **01-Apr-25**

Distance **0km**



**1213/868 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 1

Sold Price

\$570,000 Sold Date **06-Mar-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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