

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

205/29C 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,750

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2025

to

31 May 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

211/29C BROWNS ROAD CLAYTON VIC 3168	\$500,000	26-May-26
407/3 ORCHID STREET CLAYTON SOUTH VIC 3169	\$530,000	19-Feb-26
613/864 BLACKBURN ROAD CLAYTON VIC 3168	\$516,000	24-Feb-26

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: 16 June 2026



211/29C BROWNS ROAD CLAYTON VIC 3168 Sold Price ^{RS} **\$500,000** Sold Date **26-May-26**

 2  2  1

Distance **0km**



407/3 ORCHID STREET CLAYTON SOUTH VIC 3169 Sold Price **\$530,000** Sold Date **19-Feb-26**

 2  2  1

Distance **0.71km**



613/864 BLACKBURN ROAD CLAYTON VIC 3168 Sold Price **\$516,000** Sold Date **24-Feb-26**

 2  2  -

Distance **1.13km**

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

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