

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

100 Kanooka Grove, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,425,500

Property Type House

Suburb Clayton

Period - From 01/07/2025

to

30/09/2025

Source REIV

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 six 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
1	15 Faulkner St CLAYTON 3168	\$1,383,400	20/09/2025
2	24 Prince Charles St CLAYTON 3168	\$1,400,000	05/07/2025
3	37 Evelyn St CLAYTON 3168	\$1,290,000	02/06/2025

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 six months.~~

This Statement of Information was prepared on:

27/10/2025 10:04



3
 1
 1

Property Type: HOUSE
Land Size: 720 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 September quarter 2025: \$1,425,500

Comparable Properties



15 Faulkner St CLAYTON 3168 (REI)

Agent Comments

3
 2
 2

Price: \$1,383,400
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 670 sqm approx



24 Prince Charles St CLAYTON 3168 (REI/VG)

Agent Comments

4
 1
 2

Price: \$1,400,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 683 sqm approx



37 Evelyn St CLAYTON 3168 (REI/VG)

Agent Comments

2
 2
 4

Price: \$1,290,000
Method: Sold Before Auction
Date: 02/06/2025
Property Type: House (Res)
Land Size: 731 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222