

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 &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	10 Glenbrook Av CLAYTON 3168	\$1,420,000	11/11/2025
2	14 Glenbrook Av CLAYTON 3168	\$1,410,000	01/11/2025
3	24 Browns Rd CLAYTON 3168	\$1,530,000	11/10/2025

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:

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending December 2025: \$1,401,000



Property Type: HOUSE

Land Size: 718 sqm approx

Agent Comments

Comparable Properties



10 Glenbrook Av CLAYTON 3168 (REI)



Price: \$1,420,000

Method: Sold Before Auction

Date: 11/11/2025

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments



14 Glenbrook Av CLAYTON 3168 (REI)



Price: \$1,410,000

Method: Auction Sale

Date: 01/11/2025

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments



24 Browns Rd CLAYTON 3168 (REI/VG)



Price: \$1,530,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 695 sqm approx

Agent Comments

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