

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

2/27 Hourigan Avenue, Clayton Vic 3168

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$890,000 Property Type Unit 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	1/5 Glenbrook Av CLAYTON 3168	\$772,000	12/07/2025
2	2/78 Patrick St OAKLEIGH EAST 3166	\$775,000	02/05/2025
3	5/24 Newport Rd CLAYTON SOUTH 3169	\$720,000	09/04/2025

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:

06/10/2025 11:41



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Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
September quarter 2025: \$890,000

Comparable Properties

1/5 Glenbrook Av CLAYTON 3168 (VG)

Agent Comments



Price: \$772,000
Method: Sale
Date: 12/07/2025
Property Type: Flat/Unit/Apartment (Res)



2/78 Patrick St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 02/05/2025
Property Type: Unit
Land Size: 170 sqm approx

5/24 Newport Rd CLAYTON SOUTH 3169 (VG)

Agent Comments



Price: \$720,000
Method: Sale
Date: 09/04/2025
Property Type: Flat/Unit/Apartment (Res)

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



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