

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

68 Kionga Street, Clayton Vic 3168

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,370,000

Property Type

House

Suburb

Clayton

Period - From

01/10/2025

to

31/12/2025

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	9 Atlantic St CLAYTON 3168	\$1,225,000	29/11/2025
2	92 View St CLAYTON 3168	\$1,220,000	20/09/2025
3	21 Kionga St CLAYTON 3168	\$1,225,000	13/09/2025

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:

18/02/2026 11:21



Peter Liu
0451367278
peter.liu@raywhite.com



3 1 1

Property Type: House (Res)
Land Size: 791 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
December quarter 2025: \$1,370,000

Comparable Properties



9 Atlantic St CLAYTON 3168 (REI)

Agent Comments

3 1 2

Price: \$1,225,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 727 sqm approx



92 View St CLAYTON 3168 (REI/VG)

Agent Comments

3 1 2

Price: \$1,220,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 741 sqm approx



21 Kionga St CLAYTON 3168 (REI/VG)

Agent Comments

3 1 2

Price: \$1,225,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 715 sqm approx

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



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