

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

Single price

\$1,300,000

Median sale price

Median price

\$1,320,000

Property Type

House

Suburb

Clayton

Period - From

23/03/2025

to

22/03/2026

Source

Property Data

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	24 Jaguar Dr CLAYTON 3168	\$1,282,000	14/03/2026
2	9 Atlantic St CLAYTON 3168	\$1,225,000	29/11/2025
3	33 Thompson St CLAYTON 3168	\$1,260,000	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:

23/03/2026 15:54



3 1 2

Property Type: House (Res)

Land Size: 791 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000

Median House Price

23/03/2025 - 22/03/2026: \$1,320,000

Comparable Properties



24 Jaguar Dr CLAYTON 3168 (REI)

Agent Comments

3 1 2

Price: \$1,282,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 725 sqm approx



9 Atlantic St CLAYTON 3168 (REI/VG)

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



33 Thompson St CLAYTON 3168 (REI/VG)

Agent Comments

3 1 2

Price: \$1,260,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 696 sqm approx

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