

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

311/29c Browns Road, Clayton Vic 3168

Indicative selling price

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

Range between \$470,000 & \$517,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Clayton

Period - From 27/03/2025 to 26/03/2026 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	310/18 Lomandra Dr CLAYTON SOUTH 3169	\$490,000	10/03/2026
2	101/27-29 Koonawarra St CLAYTON 3168	\$468,000	17/01/2026
3	901/864 Blackburn Rd CLAYTON 3168	\$525,000	14/01/2026

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:

27/03/2026 11:50



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$470,000 - \$517,000

Median Unit Price

27/03/2025 - 26/03/2026: \$565,000

Comparable Properties



310/18 Lomandra Dr CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 10/03/2026

Property Type: Apartment



101/27-29 Koonawarra St CLAYTON 3168 (REI)

Agent Comments



Price: \$468,000

Method: Private Sale

Date: 17/01/2026

Property Type: Apartment



901/864 Blackburn Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 14/01/2026

Property Type: Apartment

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