

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

117A/2 CLARKSON COURT CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

101/4 CLARKSON COURT CLAYTON VIC 3168	\$470,000	30-Nov-25
116/2 CLARKSON COURT CLAYTON VIC 3168	\$456,000	11-Feb-26

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 6 months.

This Statement of Information was prepared on: 31 March 2026


**101/4 CLARKSON COURT
CLAYTON VIC 3168**

 2
  2
  1

Sold Price

\$470,000

Sold Date **30-Nov-25**

Distance

0.05km

**116/2 CLARKSON COURT
CLAYTON VIC 3168**

 2
  2
  1

Sold Price

^{RS} **\$456,000**

Sold Date **11-Feb-26**

Distance

0.05km
RS = Recent sale

UN = Undisclosed Sale

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