

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

117/2 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2025

to

31 Mar 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: 22 April 2026


**101/4 CLARKSON COURT
CLAYTON VIC 3168**
 2
  2
  1

 Sold Price **\$470,000** Sold Date **30-Nov-25**

 Distance **0km**

**116/2 CLARKSON COURT
CLAYTON VIC 3168**
 2
  2
  1

 Sold Price ^{RS} **\$456,000** Sold Date **11-Feb-26**

 Distance **0km**
RS = Recent sale

UN = Undisclosed Sale

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