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	201/29a Browns Road, Clayton Vic 3168

Indicative selling price

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

Single price $440,000

Median sale price

Median price $700,000 Property Type Unit Suburb Clayton

Period - From 15/05/2025 to 14/05/2026 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	36/1 Greenfield Dr CLAYTON 3168	$420,000	27/03/2026
2	5/2 Monash Green Dr CLAYTON 3168	$435,000	19/01/2026
3	9/1 Greenfield Dr CLAYTON 3168	$430,000	29/12/2025

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: 15/05/2026 12:15

201/29a Browns Road, Clayton Vic 3168



2 1 1

Property Type: Apartment
Land Size: 73 sqm approx

Agent Comments

Indicative Selling Price
$440,000
Median Unit Price
15/05/2025 - 14/05/2026: $700,000

Comparable Properties



36/1 Greenfield Dr CLAYTON 3168 (REI/VG)

2 1 1

Price: $420,000
Method: Private Sale
Date: 27/03/2026
Property Type: Apartment

Agent Comments



5/2 Monash Green Dr CLAYTON 3168 (REI/VG)

2 1 1

Price: $435,000
Method: Private Sale
Date: 19/01/2026
Property Type: Apartment
Land Size: 2539 sqm approx

Agent Comments



9/1 Greenfield Dr CLAYTON 3168 (REI/VG)

2 1 1

Price: $430,000
Method: Private Sale
Date: 29/12/2025
Property Type: Apartment

Agent Comments

Account - Ray White - The Bayside Group | P: 03 9584 8288

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