

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

17/29 Browns Road, Clayton Vic 3168

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$919,000 Property Type Townhouse Suburb Clayton

Period - From 22/06/2025 to 21/06/2026 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	464a Haughton Rd CLAYTON SOUTH 3169	\$800,000	16/05/2026
2	207a Carinish Rd CLAYTON 3168	\$842,000	02/05/2026
3	15 Yarram Cr CLAYTON 3168	\$795,000	07/03/2026

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: 22/06/2026 16:07



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median Townhouse Price
22/06/2025 - 21/06/2026: \$919,000

Comparable Properties



464a Haughton Rd CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 16/05/2026
Property Type: Townhouse (Res)
Land Size: 224 sqm approx



207a Carinish Rd CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$842,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Townhouse (Res)
Land Size: 144 sqm approx



15 Yarram Cr CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$795,000
Method: Auction Sale
Date: 07/03/2026
Property Type: Townhouse (Res)
Land Size: 132 sqm approx

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