Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	104 Browns Road Clayton, 3168

Indicative selling price

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

Range between	$1,250,000 & $1,350,000

Median sale price

Median price	$1,230,750	Property Type	HOUSE	Suburb	CLAYTON
Period - From	01-Aug-2024	to	31-Jul-2025	Source	Cotality

Comparable property sales

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	79 Moriah Street, Clayton	$1,240,000	27-May-2025
2	14 Banksia Street, Clayton	$1,401,000	19-Jul-2025
3	1449 Centre Road, Clayton	$1,295,000	10-May-2025

This statement of information was prepared on 22-Aug-2025 at 2:40:46 PM AEST