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	21C BROWNS ROAD 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	$690,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$685,750	Property type	Unit	Suburb	Clayton
Period-from	01 May 2025	to	30 Apr 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
11 LEAF COURT CLAYTON VIC 3168	$690,000	08-Mar-25
3/45 PANORAMA STREET CLAYTON VIC 3168	$722,000	23-Nov-24
46/29 BROWNS ROAD CLAYTON VIC 3168	$700,000	04-Oct-25

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: 14 May 2026

ONE AGENCY PENINSULA

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11 LEAF COURT CLAYTON VIC 3168 Sold Price **$690,000** Sold Date **08-Mar-25**

2 1 1 Distance **0km**



3/45 PANORAMA STREET CLAYTON VIC 3168 Sold Price **$722,000** Sold Date **23-Nov-24**

2 1 1 Distance **0.08km**



46/29 BROWNS ROAD CLAYTON VIC 3168 Sold Price **$700,000** Sold Date **04-Oct-25**

2 1 1 Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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