

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

107/29A 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

or range
between

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2025

to

31 Jan 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

209/29D BROWNS ROAD CLAYTON VIC 3168	\$545,000	21-Nov-25
105/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$575,000	13-Jan-26
111/11 RENVER ROAD CLAYTON VIC 3168	\$505,000	13-Jan-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: 16 February 2026



209/29D BROWNS ROAD CLAYTON VIC 3168

Sold Price

\$545,000

Sold Date

21-Nov-25

2

-

-

Distance

0km



105/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169

Sold Price

^{RS} **\$575,000**

Sold Date

13-Jan-26

2

2

-

Distance

0.63km



111/11 RENVER ROAD CLAYTON VIC 3168

Sold Price

^{RS} **\$505,000** ^{UN}

Sold Date

13-Jan-26

2

2

1

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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