

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

1/28 KIONGA STREET 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,750

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2025

to

30 Jun 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

1/73 JAGUAR DRIVE CLAYTON VIC 3168	\$861,000	28-Mar-26
3/14 MILTON AVENUE CLAYTON SOUTH VIC 3169	\$730,000	17-Mar-26
1/42 MADELEINE ROAD CLAYTON VIC 3168	\$820,000	07-Mar-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: 03 July 2026



1/73 JAGUAR DRIVE CLAYTON VIC 3168 Sold Price **\$861,000** Sold Date **28-Mar-26**

3 1 1

Distance **0.44km**



3/14 MILTON AVENUE CLAYTON SOUTH VIC 3169 Sold Price **\$730,000** Sold Date **17-Mar-26**

3 1 1

Distance **1.12km**



1/42 MADELEINE ROAD CLAYTON VIC 3168 Sold Price **\$820,000** Sold Date **07-Mar-26**

3 1 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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