

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

613/2 Connam Avenue, Clayton Vic 3168

Indicative selling price

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

Range between \$540,000 & \$570,000

Median sale price

Median price \$797,000 Property Type Unit Suburb Clayton

Period - From 01/10/2025 to 31/12/2025 Source REIV

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.

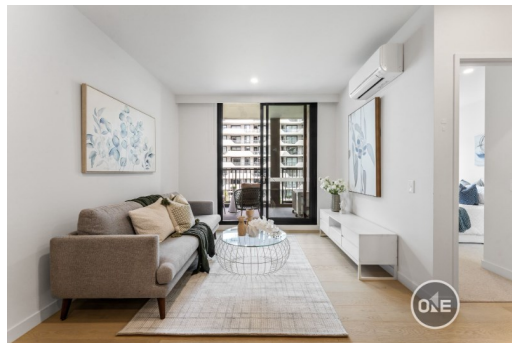
	Address of comparable property	Price	Date of sale
1	503/864 Blackburn Rd CLAYTON 3168	\$570,000	10/01/2026
2	MCity 1007/2 Connam Av CLAYTON 3168	\$570,000	06/12/2025
3	909/868 Blackburn Rd CLAYTON 3168	\$570,000	11/08/2025

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:

26/01/2026 10:52



 2
  2
  1

Property Type: Apartment

Agent Comments

Body corp fees approx.\$4800 PA. Council rate approx \$980 PA. Rental approx. \$700/week. Built around 2020. Car park lot 442C.

Indicative Selling Price

\$540,000 - \$570,000

Median Unit Price

December quarter 2025: \$797,000

Comparable Properties



503/864 Blackburn Rd CLAYTON 3168 (REI)

Agent Comments

 2
  2
  1

Price: \$570,000

Method: Private Sale

Date: 10/01/2026

Property Type: Apartment



MCity 1007/2 Connam Av CLAYTON 3168 (REI)

Agent Comments

 2
  2
  1

Price: \$570,000

Method: Private Sale

Date: 06/12/2025

Property Type: Apartment



909/868 Blackburn Rd CLAYTON 3168 (VG)

Agent Comments

 2
  -
  -

Price: \$570,000

Method: Sale

Date: 11/08/2025

Property Type: Strata Unit/Flat