

## 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

3/30 DENNIS STREET CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### 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

1/3 KOONAWARRA STREET CLAYTON VIC 3168	\$1,100,000	06-Dec-25
1B/2 GLENBROOK AVENUE CLAYTON VIC 3168	\$1,250,000	07-Feb-26
2/59 JAGUAR DRIVE CLAYTON VIC 3168	\$1,100,000	03-Sep-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: 26 February 2026



**1/3 KOONAWARRA STREET  
CLAYTON VIC 3168**

5 4 1

Sold Price **\$1,100,000** Sold Date **06-Dec-25**

Distance **1.71km**



**1B/2 GLENBROOK AVENUE  
CLAYTON VIC 3168**

5 4 1

Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **07-Feb-26**

Distance **1.74km**



**2/59 JAGUAR DRIVE CLAYTON VIC  
3168**

4 3 2

Sold Price **\$1,100,000** Sold Date **03-Sep-25**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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