

## 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

1204/2 CONNAM AVENUE 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

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2024

to

30 Nov 2025

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

215/868 BLACKBURN ROAD CLAYTON VIC 3168	\$544,999	22-Aug-25
909/868 BLACKBURN ROAD CLAYTON VIC 3168	\$570,000	11-Aug-25
1207/2 CONNAM AVENUE CLAYTON VIC 3168	\$590,000	02-Aug-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: 19 December 2025

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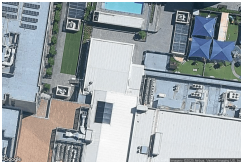


**215/868 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 2 -

Sold Price **\$544,999** Sold Date **22-Aug-25**

Distance **0km**

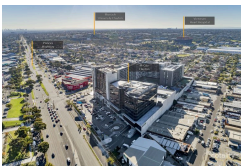


**909/868 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 - -

Sold Price **\$570,000** Sold Date **11-Aug-25**

Distance **0km**



**1207/2 CONNAM AVENUE  
CLAYTON VIC 3168**

2 2 1

Sold Price <sup>RS</sup> **\$590,000** Sold Date **02-Aug-25**

Distance **0km**

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

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