

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

1018/2 CONNAM AVENUE 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

\$750,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2024

to

31 Oct 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

804/864 BLACKBURN ROAD CLAYTON VIC 3168

\$735,000

04-Jun-25

8/7 RENVER ROAD CLAYTON VIC 3168

\$765,000

09-Jun-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 November 2025

Jimmy Zhou
M 0416039798
E jimmy.zhou@melcorp.com.au



804/864 BLACKBURN ROAD
CLAYTON VIC 3168

3 2 2

Sold Price **\$735,000** Sold Date **04-Jun-25**

Distance **0km**



8/7 RENVER ROAD CLAYTON VIC
3168

3 2 2

Sold Price **\$765,000** Sold Date **09-Jun-25**

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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