

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

201/29a Browns Road, Clayton Vic 3168

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$675,500

Property Type

Unit

Suburb

Clayton

Period - From

01/01/2026

to

31/03/2026

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	36/1 Greenfield Dr CLAYTON 3168	\$420,000	27/03/2026
2	5/2 Monash Green Dr CLAYTON 3168	\$435,000	19/01/2026
3	9/1 Greenfield Dr CLAYTON 3168	\$430,000	29/12/2025

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:

01/05/2026 10:48



 2  1  1

Property Type: Apartment

Land Size: 73 sqm approx

Agent Comments

Indicative Selling Price

\$450,000

Median Unit Price

March quarter 2026: \$675,500

Comparable Properties



36/1 Greenfield Dr CLAYTON 3168 (REI)

Agent Comments

 2  1  1

Price: \$420,000

Method: Private Sale

Date: 27/03/2026

Property Type: Apartment



5/2 Monash Green Dr CLAYTON 3168 (REI/VG)

Agent Comments

 2  1  1

Price: \$435,000

Method: Private Sale

Date: 19/01/2026

Property Type: Apartment

Land Size: 2539 sqm approx



9/1 Greenfield Dr CLAYTON 3168 (REI/VG)

Agent Comments

 2  1  1

Price: \$430,000

Method: Private Sale

Date: 29/12/2025

Property Type: Apartment

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