

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

104/4 Clarkson Court, Clayton Vic 3168

Indicative selling price

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

Range between

\$440,000

&

\$480,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Clayton

Period - From

20/08/2025

to

19/08/2026

Source

Property Data

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	G03/4 Clarkson Ct CLAYTON 3168	\$500,000	04/05/2026
2	116/2 Clarkson Ct CLAYTON 3168	\$456,000	11/02/2026
3			

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:

20/08/2026 13:16



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

20/08/2025 - 19/08/2026: \$560,000

Comparable Properties



G03/4 Clarkson Ct CLAYTON 3168 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 04/05/2026

Property Type: Apartment



116/2 Clarkson Ct CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$456,000

Method: Private Sale

Date: 11/02/2026

Property Type: Apartment

Land Size: 83 sqm approx

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.

Account - Harcourts Vermont South | P: 03 98861008



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