

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

29/2 MONASH GREEN DRIVE 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

\$415,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Clayton

Period-from

01 Aug 2025

to

31 Jul 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

7/1 MONASH GREEN DRIVE CLAYTON VIC 3168	\$435,000	27-Jul-26
6/1 MONASH GREEN DRIVE CLAYTON VIC 3168	\$425,000	03-Aug-26
4/1 MONASH GREEN DRIVE CLAYTON VIC 3168	\$415,000	20-Aug-26

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: 31 August 2026

7/1 MONASH GREEN DRIVE CLAYTON VIC 3168

 2  1  1

Sold Price ^{RS} **\$435,000** ^{UN} Sold Date **27-Jul-26**

Distance **0.02km**

6/1 MONASH GREEN DRIVE CLAYTON VIC 3168

 2  1  1

Sold Price ^{RS} **\$425,000** Sold Date **03-Aug-26**

Distance **0.02km**

4/1 MONASH GREEN DRIVE CLAYTON VIC 3168

 2  1  1

Sold Price ^{RS} **\$415,000** Sold Date **20-Aug-26**

Distance **0.02km**

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

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