

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

4 BROWNS ROAD 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

\$1,190,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,285,000

Property type

House

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

9 ATLANTIC STREET CLAYTON VIC 3168	\$1,225,000	29-Nov-25
1995 DANDENONG ROAD CLAYTON VIC 3168	\$1,300,000	24-Sep-24
16 EVELYN STREET CLAYTON VIC 3168	\$1,200,000	06-Sep-24

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: 03 December 2025



9 ATLANTIC STREET CLAYTON VIC 3168 Sold Price ^{RS} **\$1,225,000** ^{UN} Sold Date **29-Nov-25**

3 1 2

Distance **0.23km**



1995 DANDENONG ROAD CLAYTON VIC 3168 Sold Price **\$1,300,000** Sold Date **24-Sep-24**

3 1 2

Distance **0.27km**



16 EVELYN STREET CLAYTON VIC 3168 Sold Price **\$1,200,000** Sold Date **06-Sep-24**

3 1 1

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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