

## 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

18 BRUSHBOX COURT CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$708,888

Property type

Unit

Suburb

Clayton

Period-from

01 Aug 2024

to

31 Jul 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

7/58 KANOOKA GROVE CLAYTON VIC 3168	\$680,000	04-Aug-25
2/18-20 FRANCIS STREET CLAYTON VIC 3168	\$605,000	29-Jun-25
5/9-11 DIXON STREET CLAYTON VIC 3168	\$650,000	11-May-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: 13 August 2025

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**7/58 KANOOKA GROVE CLAYTON  
VIC 3168**

Sold Price

RS

**\$680,000**Sold Date **04-Aug-25** 2  1  1Distance **0.23km****2/18-20 FRANCIS STREET  
CLAYTON VIC 3168**

Sold Price

RS

**\$605,000**Sold Date **29-Jun-25** 2  1  2Distance **0.53km****5/9-11 DIXON STREET CLAYTON  
VIC 3168**

Sold Price

**\$650,000**Sold Date **11-May-25** 3  2  1Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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