Project report: Clayworks

Facts as published, each with its source. Built by Kolaboro on 25 Nov 2026 from its public data. No verdicts.

Certificate

In short

Clayworks is listed as under construction in Sunshine, Victoria, Melbourne, Australia, by SMA Projects. The handover date on record is late 2027. No permit number is published. Transparency score: 36 of 100. Not yet reviewed by Kolaboro (added 25 Nov 2026). Last checked 25 Nov 2026.

Key facts

Developer: SMA Projects
source: https://www.apartments.com.au/new-townhouses/clayworks-99-derby-road-sunshine-vic-3020

Location: Sunshine, Victoria, Melbourne, Australia
source: https://www.apartments.com.au/new-townhouses/clayworks-99-derby-road-sunshine-vic-3020

Stage: under construction
source: https://www.apartments.com.au/new-townhouses/clayworks-99-derby-road-sunshine-vic-3020

Handover on record: late 2027
source: https://www.apartments.com.au/new-townhouses/clayworks-99-derby-road-sunshine-vic-3020

Permit or licence number: not published

Price from: AUD 787,900 - 1,239,000
source: https://www.apartments.com.au/new-townhouses/clayworks-99-derby-road-sunshine-vic-3020

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://www.apartments.com.au/new-townhouses/clayworks-99-derby-road-sunshine-vic-3020

Transparency checklist

Transparency score: 36 of 100

[o] Developer identified by legal name: No legal company name in the pages we read

[?] Developer found in an official company register: Not checked

[o] Permit or licence number published: No permit or licence number in the pages we read

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[x] Handover date published: Published: late 2027

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[x] Address or plot location published: Precise enough for a map pin

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/clayworks-sunshine/

Sources

https://www.apartments.com.au/new-townhouses/clayworks-99-derby-road-sunshine-vic-3020
https://foreigninvestment.gov.au/news-and-reports/news/changes-foreign-purchases-established-dwellings

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/clayworks-sunshine/
Free to share under CC BY 4.0, credit Kolaboro.