Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	8/1498 North Road, Clayton Vic 3168
Including suburb and	
postcode	

Indicative selling price

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

Range between \$580,000 &	Range between	00	&	\$638,000
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Median sale price

Median price	\$717,500	Pro	perty Type	Unit		Suburb	Clayton
Period - From	01/04/2024	to	31/03/2025		Source	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	15/19 Nonna St OAKLEIGH EAST 3166	\$570,000	16/04/2025
2	16 Brushbox Ct CLAYTON 3168	\$665,000	04/02/2025
3	12 Leaf Ct CLAYTON 3168	\$650,000	30/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/04/2025 12:51





Peter Liu 0451367278 peter.liu@raywhite.com

Indicative Selling Price \$580,000 - \$638,000 **Median Unit Price** Year ending March 2025: \$717,500



Rooms: 3

Property Type: Townhouse

(Single)

Agent Comments

Comparable Properties



15/19 Nonna St OAKLEIGH EAST 3166 (REI)

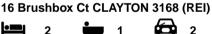
Price: \$570,000 Method: Auction Sale Date: 16/04/2025 Property Type: Unit

Agent Comments

2







Agent Comments

Price: \$665,000 Method: Auction Sale Date: 04/02/2025

Property Type: Townhouse (Res)



12 Leaf Ct CLAYTON 3168 (REI/VG)



Price: \$650,000 Method: Auction Sale Date: 30/11/2024

Property Type: Townhouse (Res)

Agent Comments

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