

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

8/1498 North Road, Clayton Vic 3168

Indicative selling price

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

Range between \$580,000

&

\$638,000

Median sale price

Median price \$717,500

Property 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	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 comparable properties 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



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2 1 1

Rooms: 3
Property Type: Townhouse
(Single)
[Agent Comments](#)

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

Comparable Properties



15/19 Nonna St OAKLEIGH EAST 3166 (REI)

[Agent Comments](#)

2 1 1

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

16 Brushbox Ct CLAYTON 3168 (REI)

[Agent Comments](#)

2 1 2

Price: \$665,000
Method: Auction Sale
Date: 04/02/2025
Property Type: Townhouse (Res)



12 Leaf Ct CLAYTON 3168 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$650,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Townhouse (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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