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

21 Stockdale Avenue, Clayton Vic 3168

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$1,200,000		&		\$1,300,0	00		
Median sale p	rice							
Median price	\$1,350,000	Pro	operty Type	Hou	House		Suburb	Clayton
Period - From	01/10/2024	to	31/12/2024		So	urce	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	36 Renver Rd CLAYTON 3168	\$1,426,000	19/10/2024
2	12 Royalty St CLAYTON 3168	\$1,350,000	15/10/2024
3	15 Murdo Rd CLAYTON 3168	\$1,330,000	09/10/2024

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:

12/02/2025 16:01



21 Stockdale Avenue, Clayton Vic 3168







Property Type: House (Previously Occupied - Detached) Land Size: 758 sqm approx Agent Comments Michael Renzella 03 9568 2000 0400 105 005 michael.renzella@raywhite.com

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price December quarter 2024: \$1,350,000

Comparable Properties

3 1 2 Price: \$1,426,000 Method: Auction Sale Date: 19/10/2024 Property Type: House (Res) Land Size: 724 sqm approx	
Method: Auction Sale Date: 19/10/2024 Property Type: House (Res)	
12 Royalty St CLAYTON 3168 (REI/VG) Agent Comments	
Price: \$1,350,000	
Method: Private Sale Date: 15/10/2024	
Property Type: House Land Size: 727 sqm approx	
15 Murdo Rd CLAYTON 3168 (REI/VG) Agent Comments	
Price: \$1,330,000	
Method: Private Sale Date: 09/10/2024	
Property Type: House (Res) Land Size: 715 sqm approx	

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



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