

# 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

1/8 Kallay Street, Clayton South VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$880,000

&

\$950,000

### Median sale price

Median price

\$571,500

Property Type

Unit

Suburb

Clayton South

Period - From

03/08/2024

to

02/02/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
1/4 Kimbarra Street Clayton South VIC 3169	\$922,500	12/10/2024
22C Frank Avenue Clayton South VIC 3169	\$860,000	23/11/2024

This Statement of Information was prepared on:

03/02/2025