

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

3 Maltarra Street, Clayton South Vic 3169

Indicative selling price

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

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$712,500

Property Type

Unit

Suburb

Clayton South

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	1/5 Wicks Ct OAKLEIGH SOUTH 3167	\$805,000	12/04/2025
2	2/126 Bourke Rd CLARINDA 3169	\$885,000	22/02/2025
3	2/22 Knight St CLAYTON SOUTH 3169	\$865,000	13/01/2025

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:

22/04/2025 14:36



Property Type: House (Previously Occupied - Detached)
Land Size: 808 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$840,000
Median Unit Price
Year ending March 2025: \$712,500

Comparable Properties



1/5 Wicks Ct OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$805,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Unit

2/126 Bourke Rd CLARINDA 3169 (REI/VG)

Agent Comments



Price: \$885,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit

2/22 Knight St CLAYTON SOUTH 3169 (VG)

Agent Comments



Price: \$865,000
Method: Sale
Date: 13/01/2025
Property Type: Flat/Unit/Apartment (Res)