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	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$780,000		&		\$840,000			
Median sale pr	rice							
Median price	\$712,500	Pro	operty Type	Unit			Suburb	Clayton South
Period - From	01/04/2024	to	31/03/2025		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.

Ade	dress 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



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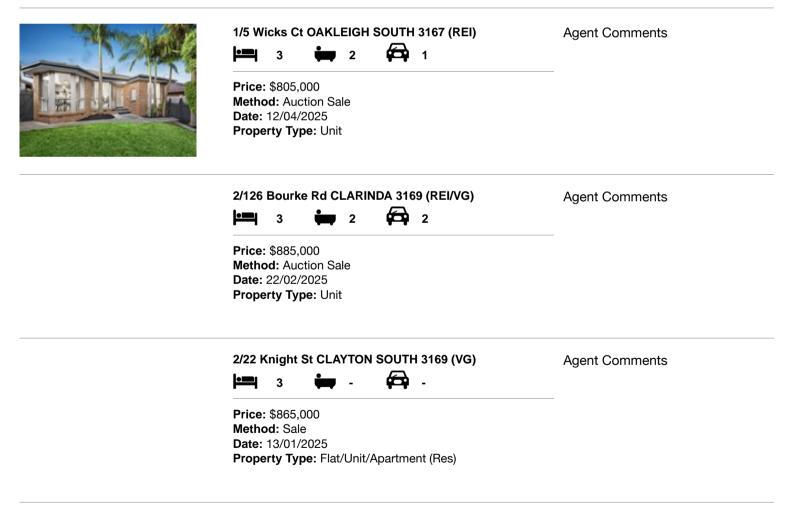






Property Type: House (Previously Occupied - Detached) Land Size: 808 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$840,000 Median Unit Price Year ending March 2025: \$712,500

Comparable Properties



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



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