

# 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

1/1474 Centre Road, 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)

Single price

\$825,000

### Median sale price

Median price

\$612,750

Property Type

Unit

Suburb

Clayton South

Period - From

27/05/2025

to

26/11/2025

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/18 Manoon Road Clayton South VIC 3169	\$750,000	27/09/2025
1/9 Colonel Street Clayton VIC 3168	\$830,000	28/08/2025
3A Maltarra Street Clayton South VIC 3169	\$890,000	03/07/2025

This Statement of Information was prepared on:

27/11/2025