

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

1/19 Marshall Avenue, Clayton Vic 3168

Indicative selling price

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

Range between \$750,000

&

\$825,000

Median sale price

Median price \$890,000

Property Type Townhouse

Suburb Clayton

Period - From 02/09/2024

to

01/09/2025

Source Property Data

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	2/10 Atlantic St CLAYTON 3168	\$840,000	26/07/2025
2	1/13 Boyd Av OAKLEIGH EAST 3166	\$915,000	21/06/2025
3	1/61 Alice St CLAYTON 3168	\$822,000	10/05/2025

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:

02/09/2025 14:45



5
 1
 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Townhouse Price

02/09/2024 - 01/09/2025: \$890,000

Comparable Properties



2/10 Atlantic St CLAYTON 3168 (REI/VG)

Agent Comments

3
 2
 1

Price: \$840,000

Method: Auction Sale

Date: 26/07/2025

Property Type: Unit



1/13 Boyd Av OAKLEIGH EAST 3166 (REI)

Agent Comments

3
 2
 3

Price: \$915,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Unit

Land Size: 358 sqm approx



1/61 Alice St CLAYTON 3168 (REI/VG)

Agent Comments

3
 1
 2

Price: \$822,000

Method: Auction Sale

Date: 10/05/2025

Property Type: Unit

Land Size: 318 sqm approx

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