Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

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

Range between \$850,000 & \$935,000	Range between	\$850,000	&	\$935,000
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Median sale price

Median price	\$890,000	Pro	perty Type	Jnit		Suburb	Clayton
Period - From	01/07/2025	to	30/09/2025		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

	aress of comparable property	1 1100	Date of Sale
1	1/9 Albany Rd OAKLEIGH EAST 3166	\$850,000	16/10/2025
2	1/18 Dublin St OAKLEIGH EAST 3166	\$830,000	04/07/2025
3	2/5 Glenbrook Av CLAYTON 3168	\$851,000	07/06/2025

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:	06/11/2025 14:50



Date of sale



Peter Liu 0451367278 peter.liu@raywhite.com

Indicative Selling Price \$850,000 - \$935,000 **Median Unit Price** September quarter 2025: \$890,000





Comparable Properties



1/9 Albany Rd OAKLEIGH EAST 3166 (REI)

Price: \$850,000

Method: Sold Before Auction

Date: 16/10/2025 Property Type: Unit **Agent Comments**



1/18 Dublin St OAKLEIGH EAST 3166 (REI/VG)





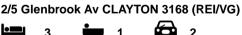
Agent Comments

Price: \$830,000 Method: Private Sale Date: 04/07/2025 Property Type: Unit

Land Size: 372 sqm approx







Agent Comments



Date: 07/06/2025 Property Type: Unit

Land Size: 241 sqm approx

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



