

## 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

1/28 BANKSIA STREET CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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 6 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2/25 BANKSIA STREET CLAYTON VIC 3168 | \$651,000 | 09-Nov-24 |
| 3/30 MADELEINE ROAD CLAYTON VIC 3168 | \$697,000 | 23-Nov-24 |
| 4/45 ALICE STREET CLAYTON VIC 3168   | \$745,000 | 16-Dec-24 |

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 6 months.~~

This Statement of Information was prepared on: 24 March 2025



## 2/25 BANKSIA STREET CLAYTON VIC 3168

Sold Price

**\$651,000**

Sold Date **09-Nov-24**

2 1 -

Distance **0.06km**



## 3/30 MADELEINE ROAD CLAYTON VIC 3168

Sold Price

**\$697,000**

Sold Date **23-Nov-24**

2 1 1

Distance **0.11km**



## 4/45 ALICE STREET CLAYTON VIC 3168

Sold Price

**\$745,000**

Sold Date **16-Dec-24**

2 2 1

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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