

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

1/5 MADELEINE ROAD CLAYTON VIC 3168

Indicative selling price

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

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Clayton

Period-from

01 May 2024

to

30 Apr 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

2/10 MORTON STREET CLAYTON VIC 3168	\$1,010,500	17-May-25

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: 27 May 2025



2/10 MORTON STREET CLAYTON
VIC 3168

Sold Price

^{RS}

\$1,010,500

Sold Date

17-May-25



5



2



1

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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