

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

1/59 Manton Road, Clayton Vic 3168

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$1,330,000 Property Type House Suburb Clayton

Period - From 07/10/2024 to 06/10/2025 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	2/30 Colonel St CLAYTON 3168	\$951,000	06/09/2025
2	2/2 Manoon Rd CLAYTON SOUTH 3169	\$930,000	16/08/2025
3	2/39 Manton Rd CLAYTON 3168	\$900,000	05/06/2025

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:

07/10/2025 16:10

1/59 Manton Road, Clayton Vic 3168

RayWhite

Peter Liu
0451367278
peter.liu@raywhite.com



3 2 2

Rooms: 5
Property Type:
Agent Comments

Indicative Selling Price
\$880,000 - \$968,000
Median House Price
07/10/2024 - 06/10/2025: \$1,330,000

Comparable Properties



2/30 Colonel St CLAYTON 3168 (REI)

Agent Comments

3 2 1

Price: \$951,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit



2/2 Manoon Rd CLAYTON SOUTH 3169 (REI)

Agent Comments

3 2 2

Price: \$930,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Unit



2/39 Manton Rd CLAYTON 3168 (REI/VG)

Agent Comments

3 2 2

Price: \$900,000
Method: Private Sale
Date: 05/06/2025
Property Type: Unit
Land Size: 211 sqm approx

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



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