

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

1/7 Prince Street, Clayton Vic 3168

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$870,000 Property Type Townhouse Suburb Clayton

Period - From 09/05/2024 to 08/05/2025 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	2/29 Murdo Rd CLAYTON 3168	\$740,000	20/02/2025
2	2/19 Calista Av OAKLEIGH EAST 3166	\$882,500	14/12/2024
3			

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: 09/05/2025 14:25



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Indicative Selling Price

\$780,000 - \$850,000

Median Townhouse Price

09/05/2024 - 08/05/2025: \$870,000



3 2 2

Property Type: House
Land Size: 333 sqm approx
Agent Comments

Comparable Properties



2/29 Murdo Rd CLAYTON 3168 (REI/VG)

Agent Comments

3 2 2

Price: \$740,000
Method: Private Sale
Date: 20/02/2025
Property Type: Unit



2/19 Calista Av OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

3 2 1

Price: \$882,500
Method: Auction Sale
Date: 14/12/2024
Property Type: Unit

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.

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



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