

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

10 MORRISON STREET 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

\$1,700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,277,500

Property type

House

Suburb

Clayton

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

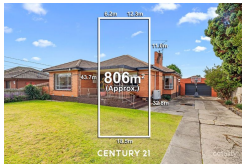
Date of sale

88 ORMOND ROAD CLAYTON VIC 3168	\$1,600,000	12-Jul-25
15A FRANCIS STREET CLAYTON VIC 3168	\$1,650,000	04-Oct-25
17 SEASCAPE STREET CLAYTON VIC 3168	\$1,466,000	27-Jul-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: 16 October 2025



88 ORMOND ROAD CLAYTON VIC 3168

Sold Price

\$1,600,000

Sold Date

12-Jul-25



4



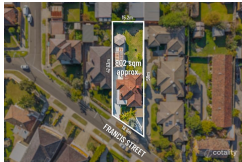
1



2

Distance

0.3km



15A FRANCIS STREET CLAYTON VIC 3168

Sold Price

^{RS} **\$1,650,000** ^{UN}

Sold Date

04-Oct-25



3



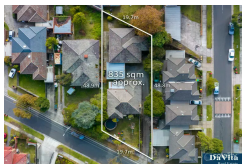
1



4

Distance

1.2km



17 SEASCAPE STREET CLAYTON VIC 3168

Sold Price

^{RS} **\$1,466,000**

Sold Date

27-Jul-25



7



3



2

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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