Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$440,000 & \$480,000	Range between	\$440,000	&	\$480,000
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Median sale price

Median price	\$622,500	Pro	perty Type	Unit		Suburb	Clayton
Period - From	01/01/2025	to	31/03/2025		Source	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	301/864 Blackburn Rd CLAYTON 3168	\$479,000	04/06/2025
2	303/2 Clarkson Ct CLAYTON 3168	\$440,000	09/04/2025
3	310/29c Browns Rd CLAYTON 3168	\$465,000	24/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/06/2025 21:01









Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$440,000 - \$480,000 **Median Unit Price** March quarter 2025: \$622,500

Comparable Properties



301/864 Blackburn Rd CLAYTON 3168 (REI)

Price: \$479,000





Method: Private Sale Date: 04/06/2025

Property Type: Apartment

Agent Comments



303/2 Clarkson Ct CLAYTON 3168 (REI)

2

Price: \$440,000 Method: Private Sale Date: 09/04/2025



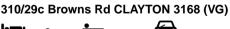




Agent Comments

Property Type: Apartment





Price: \$465,000 Method: Sale Date: 24/12/2024

Property Type: Strata Unit/Flat

Agent Comments

Account - Barry Plant | P: 03 9803 0400



