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	11/9 Rose Street, Clayton Vic 3168
Including suburb and	
postcode	

Indicative selling price

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

Range between \$890	,000 &	\$920	,000
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Median sale price

Median price	\$895,500	Pro	perty Type T	Townhouse		Suburb	Clayton
Period - From	06/10/2024	to	05/10/2025		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

Add	dress of comparable property	Price	Date of sale
1	1/3 Sydney St CLAYTON SOUTH 3169	\$1,003,000	04/10/2025
2	2/47 Main Rd CLAYTON SOUTH 3169	\$875,000	06/09/2025
3	3/11 Iona St CLAYTON 3168	\$911,000	05/07/2025

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.

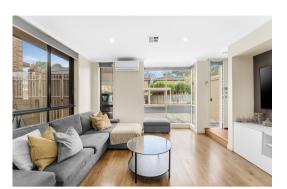
This Statement of Information was prepared on:	06/10/2025 09:54





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Indicative Selling Price \$890,000 - \$920,000 **Median Townhouse Price** 06/10/2024 - 05/10/2025: \$895,500





Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/3 Sydney St CLAYTON SOUTH 3169 (REI)

Price: \$1,003,000 Method: Auction Sale Date: 04/10/2025

Property Type: Townhouse (Single)

Agent Comments



2/47 Main Rd CLAYTON SOUTH 3169 (REI)

Date: 06/09/2025



Price: \$875,000 Method: Auction Sale

Property Type: Townhouse (Res)

Agent Comments



3/11 Iona St CLAYTON 3168 (REI)

Price: \$911,000 Method: Auction Sale Date: 05/07/2025

Property Type: Townhouse (Res)

Agent Comments

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



