

## 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

12/10 ARNOTT STREET CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$234,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

7/6 ARNOTT STREET CLAYTON VIC 3168	\$300,000	19-Dec-24
244/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$212,000	21-Oct-24
101/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$210,000	13-Dec-24

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: 18 March 2025



**7/6 ARNOTT STREET CLAYTON  
VIC 3168**

 1  1  1

Sold Price

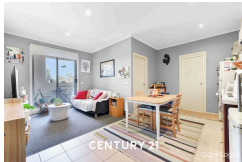
**\$300,000**

Sold Date

**19-Dec-24**

Distance

**0.02km**



**244/662-678 BLACKBURN ROAD  
NOTTING HILL VIC 3168**

 1  1  -

Sold Price

**\$212,000**

Sold Date

**21-Oct-24**

Distance

**1.35km**



**101/662-678 BLACKBURN ROAD  
NOTTING HILL VIC 3168**

 1  1  1

Sold Price

**\$210,000**

Sold Date

**13-Dec-24**

Distance

**1.35km**

RS = Recent sale

UN = Undisclosed Sale

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