

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

12/1303 Centre Road, Clayton Vic 3168

Indicative selling price

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

Range between \$820,000

&

\$890,000

Median sale price

Median price \$867,750

Property Type Townhouse

Suburb Clayton

Period - From 30/05/2024

to

29/05/2025

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	1/1 Dunstan St CLAYTON 3168	\$1,071,000	17/05/2025
2	6/30-32 Thompson St CLAYTON 3168	\$888,000	07/04/2025
3	1/18 Colonel St CLAYTON 3168	\$925,000	01/12/2024

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:

30/05/2025 13:52

Michael Renzella

03 9568 2000

0400 105 005

michael.renzella@raywhite.com

Indicative Selling Price

\$820,000 - \$890,000

Median Townhouse Price

30/05/2024 - 29/05/2025: \$867,750



 4  3  2

Rooms: 7

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/1 Dunstan St CLAYTON 3168 (REI)

Agent Comments

 4  3  2

Price: \$1,071,000

Method: Auction Sale

Date: 17/05/2025

Property Type: Townhouse (Res)

Land Size: 204 sqm approx



6/30-32 Thompson St CLAYTON 3168 (REI)

Agent Comments

 4  3  2

Price: \$888,000

Method: Private Sale

Date: 07/04/2025

Property Type: Townhouse (Res)



1/18 Colonel St CLAYTON 3168 (REI/VG)

Agent Comments

 4  3  2

Price: \$925,000

Method: Auction Sale

Date: 01/12/2024

Property Type: Townhouse (Res)

Land Size: 201 sqm approx

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