

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

1 & 2/18 Fairbank Road, Clayton South Vic 3169

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price

\$664,500

Property Type

Unit

Suburb

Clayton South

Period - From

09/09/2024

to

08/09/2025

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	16 Ireland Rd CLAYTON SOUTH 3169	\$975,000	19/07/2025
2	9 Knight St CLAYTON SOUTH 3169	\$1,170,000	23/05/2025
3	19 Alward Av CLAYTON SOUTH 3169	\$1,035,000	25/04/2025

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:

09/09/2025 12:53



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Unit Price
09/09/2024 - 08/09/2025: \$664,500

Comparable Properties

16 Ireland Rd CLAYTON SOUTH 3169 (REI) Agent Comments
 3 1 2

Price: \$975,000
Method:
Date: 19/07/2025
Property Type: House

9 Knight St CLAYTON SOUTH 3169 (REI) Agent Comments
 4 - -

Price: \$1,170,000
Method:
Date: 23/05/2025
Property Type: House

19 Alward Av CLAYTON SOUTH 3169 (REI) Agent Comments
 4 1 2

Price: \$1,035,000
Method:
Date: 25/04/2025
Property Type: House

