

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 Gentle Street, Clayton Vic 3168

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,277,500

Property Type House

Suburb Clayton

Period - From 10/04/2024

to

09/04/2025

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	4/5 Yarram Cr CLAYTON 3168	\$940,000	21/12/2024
2	1/23 Lillian St CLAYTON 3168	\$980,000	29/11/2024
3	1/15 Margaret St CLAYTON 3168	\$1,048,000	18/11/2024

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:

10/04/2025 11:59

12 Gentle Street, Clayton Vic 3168

RayWhite

Peter Liu
0451367278
peter.liu@raywhite.com



4 3 2

Rooms: 7
Property Type: House (Res)
Land Size: 252 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
10/04/2024 - 09/04/2025: \$1,277,500

Comparable Properties

4/5 Yarram Cr CLAYTON 3168 (VG)

4 - -

Agent Comments

Price: \$940,000
Method: Sale
Date: 21/12/2024
Property Type: Flat/Unit/Apartment (Res)



1/23 Lillian St CLAYTON 3168 (VG)

4 - -

Agent Comments

Price: \$980,000
Method: Sale
Date: 29/11/2024
Property Type: Flat/Unit/Apartment (Res)



1/15 Margaret St CLAYTON 3168 (VG)

4 - -

Agent Comments

Price: \$1,048,000
Method: Sale
Date: 18/11/2024
Property Type: Flat/Unit/Apartment (Res)

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



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