

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 Peppercorn Way, Clayton South Vic 3169

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$982,000

Property Type House

Suburb Clayton South

Period - From 01/01/2025

to

31/03/2025

Source REIV

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	4/27 Burns Av CLAYTON SOUTH 3169	\$900,000	10/04/2025
2	1/10 Kionga St CLAYTON 3168	\$890,000	02/03/2025
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:

13/05/2025 09:46

12 Peppercorn Way, Clayton South Vic 3169

RayWhite

Michael Renzella

03 9568 2000

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michael.renzella@raywhite.com

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

March quarter 2025: \$982,000



4 2 2

Property Type: HOUSE

Land Size: 221 sqm approx

Agent Comments

Comparable Properties



4/27 Burns Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

4 3 2

Price: \$900,000

Method: Private Sale

Date: 10/04/2025

Property Type: House



1/10 Kiong St CLAYTON 3168 (REI/VG)

Agent Comments

4 2 2

Price: \$890,000

Method: Auction Sale

Date: 02/03/2025

Property Type: Townhouse (Res)

Land Size: 200 sqm approx



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



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