## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000

#### Median sale price

Median price	\$1,290,000	Pro	perty Type	House		Suburb	Clayton
Period - From	01/07/2024	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	11 Farm Rd OAKLEIGH SOUTH 3167	\$1,116,000	12/07/2025
2	56 Harlington St CLAYTON 3168	\$1,200,000	26/06/2025
3	55 Arunta Cr CLARINDA 3169	\$1,266,000	17/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/07/2025 10:30





Michael Renzella 03 9568 2000 0400 105 005 michael.renzella@raywhite.com

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price Year ending June 2025: \$1,290,000



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**Property Type:** House **Land Size:** 720 sqm approx Agent Comments

# Comparable Properties



11 Farm Rd OAKLEIGH SOUTH 3167 (REI)

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**3** 2

**Price:** \$1,116,000 **Method:** Auction Sale **Date:** 12/07/2025

Property Type: House (Res)

**Agent Comments** 



56 Harlington St CLAYTON 3168 (REI)

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Price: \$1,200,000

Method: Sold Before Auction

Date: 26/06/2025

**Property Type:** House (Res) **Land Size:** 638 sqm approx

**Agent Comments** 



55 Arunta Cr CLARINDA 3169 (REI)

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Agent Comments

**Price:** \$1,266,000 **Method:** Auction Sale **Date:** 17/05/2025

Property Type: House (Res) Land Size: 644 sqm approx

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





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