

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

13 Robinson Street, Clayton Vic 3168

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,425,500

Property Type House

Suburb Clayton

Period - From 01/07/2025

to 30/09/2025

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	12 Peter St OAKLEIGH SOUTH 3167	\$1,560,000	01/10/2025
2	13 Eva St CLAYTON 3168	\$1,450,000	23/08/2025
3			

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:

02/12/2025 07:52

Michael Renzella

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

September quarter 2025: \$1,425,500



4 2 2

Property Type: HOUSE

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



12 Peter St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

4 3 3

Price: \$1,560,000

Method: Sold Before Auction

Date: 01/10/2025

Property Type: House

Land Size: 643 sqm approx



13 Eva St CLAYTON 3168 (REI/VG)

Agent Comments

4 2 2

Price: \$1,450,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 720 sqm approx

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.

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