

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

14/1474 North Road, Clayton Vic 3168

Indicative selling price

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

Range between \$660,000 & \$720,000

Median sale price

Median price \$912,000 Property Type Townhouse Suburb Clayton

Period - From 08/04/2025 to 07/04/2026 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	15 Yarram Cr CLAYTON 3168	\$795,000	07/03/2026
2	2/1367-1369 Centre Rd CLAYTON 3168	\$780,500	28/02/2026
3	3/1498-1502 North Rd CLAYTON 3168	\$600,000	12/11/2025

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:

08/04/2026 09:52



3 2 2

Property Type: Townhouse

Indicative Selling Price
\$660,000 - \$720,000
Median Townhouse Price
08/04/2025 - 07/04/2026: \$912,000

Comparable Properties



15 Yarram Cr CLAYTON 3168 (REI)

Agent Comments

3 2 2

Price: \$795,000
Method: Auction Sale
Date: 07/03/2026
Property Type: Townhouse (Res)



2/1367-1369 Centre Rd CLAYTON 3168 (REI)

Agent Comments

3 2 2

Price: \$780,500
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)



3/1498-1502 North Rd CLAYTON 3168 (REI)

Agent Comments

3 1 2

Price: \$600,000
Method: Private Sale
Date: 12/11/2025
Property Type: Townhouse (Single)

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