

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

15/1324-1328 CENTRE ROAD CLAYTON SOUTH VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

15/61-63 KANOOKA GROVE CLAYTON VIC 3168	425000	26-Apr-25
5/1440 CENTRE ROAD CLAYTON SOUTH VIC 3169	400500	04-Jun-25
19/1 GREENFIELD DRIVE CLAYTON VIC 3168	400000	09-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 28 August 2025



**15/61-63 KANOOKA GROVE
CLAYTON VIC 3168**

 2  1  1

Sold Price

425000

Sold Date

26-Apr-25

Distance

0.96km



**5/1440 CENTRE ROAD CLAYTON
SOUTH VIC 3169**

 2  1  1

Sold Price

400500

Sold Date

04-Jun-25

Distance

1.12km



**19/1 GREENFIELD DRIVE CLAYTON
VIC 3168**

 2  1  1

Sold Price

400000

Sold Date

09-Jul-25

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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