

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

180 Clayton Road, Clayton Vic 3168

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,305,000

Property Type House

Suburb Clayton

Period - From 19/09/2024

to

18/09/2025

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	14 Faulkner St CLAYTON 3168	\$2,020,000	06/09/2025
2	26 Prince Charles St CLAYTON 3168	\$1,912,600	19/07/2025
3	9 Turnbull Av OAKLEIGH EAST 3166	\$1,810,000	09/05/2025

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:

19/09/2025 14:04

180 Clayton Road, Clayton Vic 3168

RayWhite

Peter Liu
0451367278
peter.liu@raywhite.com



Rooms: 6
Property Type: House
Land Size: 724.903 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
19/09/2024 - 18/09/2025: \$1,305,000

Comparable Properties



14 Faulkner St CLAYTON 3168 (REI)

Agent Comments



Price: \$2,020,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 898 sqm approx

26 Prince Charles St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,912,600
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 711 sqm approx



9 Turnbull Av OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$1,810,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 753 sqm approx

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



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