

# 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

1A Morton Street, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000

&

\$825,000

### Median sale price

Median price \$901,500

Property Type Townhouse

Suburb Clayton

Period - From 28/10/2024

to

27/10/2025

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 | 3/8 Panorama St CLAYTON 3168             | \$750,000 | 16/09/2025   |
| 2 | 42 Jackson Green Blvd CLAYTON SOUTH 3169 | \$812,000 | 13/09/2025   |
| 3 | 3/10-12 Murray St CLAYTON 3168           | \$768,000 | 06/09/2025   |

**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:

28/10/2025 15:21



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median Townhouse Price**  
28/10/2024 - 27/10/2025: \$901,500

## Comparable Properties



3/8 Panorama St CLAYTON 3168 (VG)

Agent Comments



**Price:** \$750,000  
**Method:** Sale  
**Date:** 16/09/2025  
**Property Type:** Flat/Unit/Apartment (Res)



42 Jackson Green Blvd CLAYTON SOUTH 3169 (REI)

Agent Comments



**Price:** \$812,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 135 sqm approx

3/10-12 Murray St CLAYTON 3168 (REI)

Agent Comments



**Price:** \$768,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** Townhouse (Res)

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