Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Range between	\$750,000	&	\$825,000
Trailige Detween	Ψ1 30,000	α	Ψ023,000

Median sale price

Median price	\$730,000	Pro	perty Type Ur	nit		Suburb	Clayton
Period - From	01/04/2025	to	30/06/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/1379 Centre Rd CLAYTON 3168	\$807,500	18/06/2025
2	2/46 Kionga St CLAYTON 3168	\$832,000	31/05/2025
3	1/61 Alice St CLAYTON 3168	\$822,000	10/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/07/2025 15:54





Peter Liu 0451367278 peter.liu@raywhite.com

Indicative Selling Price \$750,000 - \$825,000 **Median Unit Price** June quarter 2025: \$730,000





Property Type: Unit **Agent Comments**

Comparable Properties

2/1379 Centre Rd CLAYTON 3168 (REI)

Price: \$807,500

Method: Sold Before Auction

Date: 18/06/2025 Property Type: Unit **Agent Comments**



2/46 Kionga St CLAYTON 3168 (REI/VG)

Agent Comments

Price: \$832,000 Method: Auction Sale Date: 31/05/2025 Property Type: Unit

Land Size: 303 sqm approx

Agent Comments



1/61 Alice St CLAYTON 3168 (REI/VG)

Price: \$822,000 Method: Auction Sale Date: 10/05/2025 Property Type: Unit

Land Size: 318 sqm approx

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





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