

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

2/18 Manoon Road, Clayton South Vic 3169

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price

\$779,000

Property Type

Unit

Suburb

Clayton South

Period - From

01/04/2025

to

30/06/2025

Source

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	Price	Date of sale
1	2/46 Kionga St CLAYTON 3168	\$832,000	31/05/2025
2	2/32 Simon St CLAYTON SOUTH 3169	\$800,000	12/04/2025
3	1/38 Elder St CLARINDA 3169	\$767,000	15/02/2025

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:

15/08/2025 12:14



Property Type:

Agent Comments

Comparable Properties



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

2/32 Simon St CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Unit



1/38 Elder St CLARINDA 3169 (REI/VG)

Agent Comments



Price: \$767,000

Method: Auction Sale

Date: 15/02/2025

Property Type: Unit

Land Size: 340 sqm approx

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