

## 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

2/22 THOMPSON 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) (\*Delete single price or range as applicable)

Single Price

\$1,098,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,250

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

3/23 SCOTSBURN AVENUE OAKLEIGH SOUTH VIC 3167	\$1,063,000	19-May-25
1/24 BELMONT AVENUE CLAYTON VIC 3168	\$1,290,888	28-Jun-25
6/11-13 SYDNEY STREET CLAYTON SOUTH VIC 3169	\$951,000	28-Jun-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: 10 July 2025



**3/23 SCOTSBURN AVENUE  
OAKLEIGH SOUTH VIC 3167**

 3  2  1

Sold Price **\$1,063,000** Sold Date **19-May-25**

Distance **0.83km**



**1/24 BELMONT AVENUE CLAYTON  
VIC 3168**

 3  2  2

Sold Price <sup>RS</sup> **\$1,290,888** Sold Date **28-Jun-25**

Distance **1.11km**



**6/11-13 SYDNEY STREET CLAYTON  
SOUTH VIC 3169**

 3  2  2

Sold Price <sup>RS</sup> **\$951,000** Sold Date **28-Jun-25**

Distance **1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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