

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

2/7 Renver Road, Clayton Vic 3168

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$867,750

Property Type Townhouse

Suburb Clayton

Period - From 28/05/2024

to

27/05/2025

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	7/10-12 Murray St CLAYTON 3168	\$720,000	22/02/2025
2	6/13-15 Dixon St CLAYTON 3168	\$706,000	12/12/2024
3	5/42 Evelyn St CLAYTON 3168	\$700,500	01/12/2024

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:

28/05/2025 14:40



Peter Liu
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Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median Townhouse Price
28/05/2024 - 27/05/2025: \$867,750

Comparable Properties



7/10-12 Murray St CLAYTON 3168 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 22/02/2025
Property Type: Townhouse (Single)



6/13-15 Dixon St CLAYTON 3168 (REI)

Agent Comments



Price: \$706,000
Method: Private Sale
Date: 12/12/2024
Property Type: Townhouse (Single)



5/42 Evelyn St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$700,500
Method: Auction Sale
Date: 01/12/2024
Property Type: Townhouse (Res)

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



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