

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 MANATUNGA STREET CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Clayton

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

5 PRINCE STREET CLAYTON VIC 3168	\$1,520,000	13-Aug-25
15 MYRIONG STREET CLAYTON VIC 3168	\$1,160,000	26-Mar-25
17 SEASCAPE STREET CLAYTON VIC 3168	\$1,466,000	27-Jul-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: 18 September 2025



5 PRINCE STREET CLAYTON VIC 3168

Sold Price

^{RS}

\$1,520,000

Sold Date

13-Aug-25



7



2



2

Distance

0.17km



15 MYRIONG STREET CLAYTON VIC 3168

Sold Price

\$1,160,000

Sold Date

26-Mar-25



3



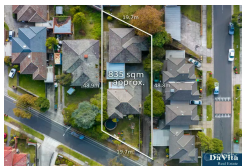
1



1

Distance

0.25km



17 SEASCAPE STREET CLAYTON VIC 3168

Sold Price

^{RS}

\$1,466,000

Sold Date

27-Jul-25



7



3



2

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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