

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

22/1 Monash Green Drive, Clayton Vic 3168

Indicative selling price

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

Range between

\$360,000

&

\$396,000

Median sale price

Median price

\$622,500

Property Type

Unit

Suburb

Clayton

Period - From

01/01/2025

to

31/03/2025

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.

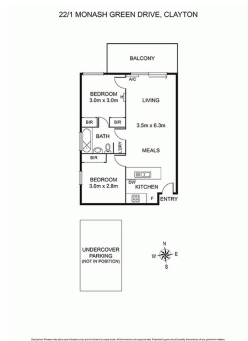
	Address of comparable property	Price	Date of sale
1	5/64 Wellington Rd CLAYTON 3168	\$375,000	25/03/2025
2	7/124 Wellington Rd CLAYTON 3168	\$420,000	27/11/2024
3	6/18 Stockdale Av CLAYTON 3168	\$385,000	11/11/2024

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:

08/05/2025 12:08



Property Type: Strata Unit/Flat

Land Size: 2630 sqm approx

Agent Comments

Indicative Selling Price

\$360,000 - \$396,000

Median Unit Price

March quarter 2025: \$622,500

Comparable Properties



5/64 Wellington Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 25/03/2025

Property Type: Apartment



7/124 Wellington Rd CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$420,000

Method: Sold Before Auction

Date: 27/11/2024

Property Type: Apartment



6/18 Stockdale Av CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 11/11/2024

Property Type: Apartment

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