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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$360,000		&		\$396,000			
Median sale pi	rice							
Median price	\$622,500	Pro	operty Type	Unit			Suburb	Clayton
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress 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



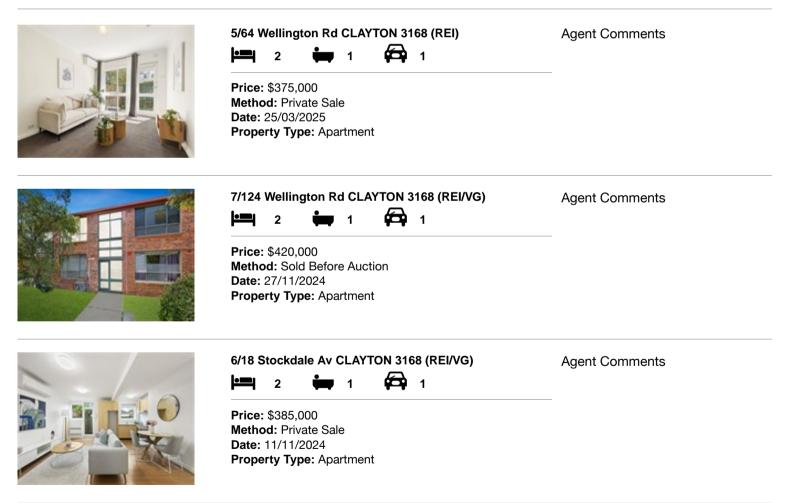






Property Type: Strata Unit/Flat **Land Size:** 2630 sqm approx Agent Comments Indicative Selling Price \$360,000 - \$396,000 Median Unit Price March quarter 2025: \$622,500

Comparable Properties



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



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