

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

23/163 Carinish Road, Clayton Vic 3168

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$867,750

Property Type Townhouse

Suburb Clayton

Period - From 22/05/2024

to

21/05/2025

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	10/9-13 Rose St CLAYTON 3168	\$725,000	04/04/2025
2	17/104 Springs Rd CLARINDA 3169	\$710,000	30/03/2025
3	5/1 Main Rd CLAYTON SOUTH 3169	\$696,000	16/12/2024

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:

22/05/2025 14:14



Peter Liu
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PETER LIU
Associate Director & Senior Sales Executive
★★★★★ 182 Positive Reviews
0451 367 278
peter.liu@raywhite.com

Peter Liu is an ambitious and determined individual who brings a positive attitude to all his endeavours. With a wealth of experience in the Monash real estate market, Peter takes pride in his in-depth residential construction and planning knowledge. He can provide valuable insights to clients, whether they are interested in existing properties or new developments. With a degree in accounting and strong project management skills, Peter is continuously motivated to establish trust and



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Townhouse Price
22/05/2024 - 21/05/2025: \$867,750

Comparable Properties



10/9-13 Rose St CLAYTON 3168 (REI)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 04/04/2025
Property Type: Townhouse (Single)



17/104 Springs Rd CLARINDA 3169 (REI)

Agent Comments



Price: \$710,000
Method: Sold Before Auction
Date: 30/03/2025
Property Type: Townhouse (Res)



5/1 Main Rd CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$696,000
Method: Private Sale
Date: 16/12/2024
Property Type: Townhouse (Single)



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