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	27 MARSHALL AVENUE 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~~		or range between	$1,393,000	&	$1,530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,230,750	Property type	House	Suburb	Clayton
Period-from	01 Aug 2024	to	31 Jul 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
17 SEASCAPE STREET CLAYTON VIC 3168	$1,466,000	27-Jul-25
24 PRINCE CHARLES STREET CLAYTON VIC 3168	$1,400,000	05-Jul-25
14 BANKSIA STREET CLAYTON VIC 3168	$1,401,000	19-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: 05 August 2025

Professionals

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17 SEASCAPE STREET CLAYTON VIC 3168

7 3 2

Sold Price RS $1,466,000 Sold Date 27-Jul-25

Distance 0.9km

24 PRINCE CHARLES STREET CLAYTON VIC 3168

4 1 2

Sold Price RS $1,400,000 Sold Date 05-Jul-25

Distance 1.88km

14 BANKSIA STREET CLAYTON VIC 3168

3 1 1

Sold Price RS $1,401,000 Sold Date 19-Jul-25

Distance 0.93km

RS = Recent sale **UN** = Undisclosed Sale

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