

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

3/15 MANOON ROAD CLAYTON SOUTH VIC 3169

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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$972,500

Property type

House

Suburb

Clayton South

Period-from

01 Oct 2024

to

30 Sep 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

12/1303-1305 CENTRE ROAD CLAYTON VIC 3168	\$925,000	03-Jul-25
21B FIRST STREET CLAYTON SOUTH VIC 3169	\$905,000	29-Jun-25
1/53 VIEW STREET CLAYTON VIC 3168	\$990,000	02-May-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: 10 October 2025



**12/1303-1305 CENTRE ROAD
CLAYTON VIC 3168**

 4  3  2

Sold Price

\$925,000

Sold Date

03-Jul-25

Distance

0.4km



**21B FIRST STREET CLAYTON
SOUTH VIC 3169**

 4  2  1

Sold Price

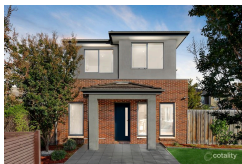
\$905,000

Sold Date

29-Jun-25

Distance

2.09km



**1/53 VIEW STREET CLAYTON VIC
3168**

 4  2  2

Sold Price

\$990,000

Sold Date

02-May-25

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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