

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

3/2 GREENFIELD DRIVE 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,250

Property type

Unit

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

19/1 GREENFIELD DRIVE CLAYTON VIC 3168	\$400,000	09-Jul-25
22/1 MONASH GREEN DRIVE CLAYTON VIC 3168	\$383,800	27-May-25
26/2 MONASH GREEN DRIVE CLAYTON VIC 3168	\$415,000	01-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: 04 August 2025



**19/1 GREENFIELD DRIVE CLAYTON
VIC 3168**

Sold Price

^{RS}

\$400,000

Sold Date

09-Jul-25

2

1

1

Distance

0km



**22/1 MONASH GREEN DRIVE
CLAYTON VIC 3168**

Sold Price

^{RS}

\$383,800

Sold Date

27-May-25

2

1

1

Distance

0km



**26/2 MONASH GREEN DRIVE
CLAYTON VIC 3168**

Sold Price

\$415,000

Sold Date

01-May-25

2

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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