

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

3/28 Francis Street, Clayton Vic 3168

Indicative selling price

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

Range between \$760,000

&

\$830,000

Median sale price

Median price \$890,000

Property Type Unit

Suburb Clayton

Period - From 01/07/2025

to

30/09/2025

Source 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.

	Address of comparable property	Price	Date of sale
1	1/9 Colonel St CLAYTON 3168	\$830,000	28/08/2025
2	3/10 Wright St CLAYTON 3168	\$820,000	24/08/2025
3	2/46 Kionga St CLAYTON 3168	\$832,000	31/05/2025

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:

05/11/2025 16:34

3/28 Francis Street, Clayton Vic 3168

RayWhite

Peter Liu
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Property Type:
Agent Comments

Indicative Selling Price
\$760,000 - \$830,000
Median Unit Price
September quarter 2025: \$890,000

Comparable Properties



1/9 Colonel St CLAYTON 3168 (VG)

Agent Comments



Price: \$830,000
Method: Sale
Date: 28/08/2025
Property Type: Flat/Unit/Apartment (Res)

3/10 Wright St CLAYTON 3168 (VG)

Agent Comments



Price: \$820,000
Method: Sale
Date: 24/08/2025
Property Type: Flat/Unit/Apartment (Res)



2/46 Kionga St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$832,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Unit
Land Size: 303 sqm approx

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



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