## 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

3/29 BANKSIA STREET 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	\$885,000	&	\$930,000
	DCtWCCII			

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$718,250	Prope	erty type	Unit		Suburb	Clayton
Period-from	01 Jul 2024	to	30 Jun 2	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
1/1 DUNSTAN STREET CLAYTON VIC 3168	\$1,071,000	17-May-25
1A KEITH STREET OAKLEIGH EAST VIC 3166	\$994,000	14-Jun-25
12/1303-1305 CENTRE ROAD CLAYTON VIC 3168	\$925,000	10-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: 22 July 2025





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1/1 DUNSTAN STREET CLAYTON **VIC 3168** 

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Sold Price

<sup>RS</sup> \$1,071,000 Sold Date 17-May-25

Distance

0.92km



1A KEITH STREET OAKLEIGH EAST Sold Price **VIC 3166** 

<sup>RS</sup>**\$994,000** Sold Date **14-Jun-25** 

Distance

0.74km



Sold Price

\*\$**925,000** Sold Date

10-Jul-25

Distance

1.41km

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

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**4** 

₩ 3

RS = Recent sale

UN = Undisclosed Sale

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