

# 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

3/48 Wellington Road, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000

&

\$506,000

### Median sale price

Median price \$717,500

Property Type Unit

Suburb Clayton

Period - From 01/04/2024

to 31/03/2025

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 | 3/2 Thompson St CLAYTON 3168   | \$490,000 | 29/11/2024   |
| 2 |                                |           |              |
| 3 |                                |           |              |

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:

08/05/2025 09:09



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Indicative Selling Price

\$460,000 - \$506,000

Median Unit Price

Year ending March 2025: \$717,500



Property Type: Strata Unit/Flat

Agent Comments



## Comparable Properties



3/2 Thompson St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$490,000  
Method: Private Sale  
Date: 29/11/2024  
Property Type: Unit

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.