

# 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 304/1453-1457 North Road, Clayton, VIC 3168

### Indicative selling price

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

Price Range

\$160,000

&

\$170,000

### Median sale price

Median price

\$749,000

Property Type

Unit

Suburb

Clayton (3168)

Period - From

01/02/2024

to

31/01/2025

Source

CoreLogic

### Comparable property sales

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
107/1453-1457 NORTH ROAD, CLAYTON VIC 3168	\$190,000	29/01/2025
214/1728 DANDENONG ROAD, CLAYTON VIC 3168	\$170,000	22/11/2024
116/1728 DANDENONG ROAD, CLAYTON VIC 3168	\$243,500	09/12/2024

This Statement of Information was prepared on: 27/04/2025