# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property	offered	for sale
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Address	
Including suburb and	4/16 Manoon Road, Clayton South, VIC 3169
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (	(*Delete single price or range as applicable)
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Single price \$*	or range between	\$ 800,000	&	\$880,000
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#### Median sale price

Median price	\$870,000		Property type	3 Bedroom Unit		Suburb	Clayton South, VIC 3169
Period - From	1 Nov 2024	to	31 Oct 2025	Source	REALESTA	TE.COM	.AU

## 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. 42 Jackson Green Boulevard, Clayton South, Vic 3169	\$812,000	13/09/2025
2. 2/3 Third Street, Clayton South, Vic 3169	\$864,000	31/05/2025
3. 13B First Street, Clayton South, Vic 3169	\$870,000	29/06/2025

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:	11/11/2025
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