Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	4/34-36 Ormond Road, Clayton Vic 3168
Including suburb and	
postcode	

Indicative selling price

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

Range between \$800,000	&	\$880,000
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Median sale price

Median price	\$907,000	Pro	perty Type	Townhouse		Suburb	Clayton
Period - From	07/11/2024	to	06/11/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	15 Mcbean St CLAYTON 3168	\$903,000	13/09/2025
2	3/22 Panorama St CLAYTON 3168	\$896,000	13/09/2025
3	1/5 Kionga St CLAYTON 3168	\$840,000	09/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/11/2025 12:12





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Indicative Selling Price \$800,000 - \$880,000 **Median Townhouse Price** 07/11/2024 - 06/11/2025: \$907,000



Property Type: TOWNHOUSE

Agent Comments

Comparable Properties



15 Mcbean St CLAYTON 3168 (REI)

Price: \$903,000 Method: Auction Sale

Date: 13/09/2025 Property Type: Townhouse (Res) **Agent Comments**



3/22 Panorama St CLAYTON 3168 (REI)



Agent Comments

Price: \$896,000 Method: Auction Sale Date: 13/09/2025

Property Type: Townhouse (Res)



1/5 Kionga St CLAYTON 3168 (REI/VG)

Price: \$840,000 Method: Auction Sale Date: 09/08/2025

Property Type: Townhouse (Res)

Agent Comments

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



