

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/480 Haughton Road Clayton South, 3169
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Indicative selling price

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

Range between	\$598,000 & \$655,000
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Median sale price

Median price	\$590,000	Property Type	TOWNHOUSE	Suburb	CLAYTON SOUTH
Period - From	01-Feb-2024	to	31-Jan-2025	Source	Corelogic

Comparable property sales

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	12 Leaf Court, Clayton, Vic 3168	\$650,000	30-Nov-2024
2	5/1 Main Road, Clayton South, Vic 3169	\$696,000	16-Dec-2024
3	16 Brushbox Court, Clayton, Vic 3168	\$665,000	04-Feb-2025

This statement of information was prepared on 13-May-2025 at 5:06:26 PM AEST