

## 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

401/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$579,750

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

306/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$315,000	22-Apr-25
B110/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$305,000	-
307/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$315,000	13-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 27 May 2025



**306/59 AUTUMN TERRACE  
CLAYTON SOUTH VIC 3169**

1 1 -

Sold Price

<sup>RS</sup> **\$315,000**

Sold Date **22-Apr-25**

Distance **1.61km**



**B110/60 AUTUMN TERRACE  
CLAYTON SOUTH VIC 3169**

1 1 -

Sold Price

**\$305,000**

Sold Date -

Distance -



**307/59 AUTUMN TERRACE  
CLAYTON SOUTH VIC 3169**

1 1 1

Sold Price

<sup>RS</sup> **\$315,000**

Sold Date **13-Apr-25**

Distance **1.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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