

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	425 Clayton 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	\$940,000 & \$990,000
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Median sale price

Median price	\$935,000	Property Type	HOUSE	Suburb	CLAYTON SOUTH
Period - From	01-Mar-2024	to	28-Feb-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	61 Carnish Road Clayton	\$1,060,000	27-Nov-2024
2	59 Carnish Road Clayton	\$1,075,000	08-Feb-2025
3	32 Merlyn Avenue Clayton South	\$905,000	18-Oct-2024

This statement of information was prepared on 07-Apr-2025 at 11:34:48 AM AEST