

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

457 Clayton Road, Clayton South VIC 3169

Indicative selling price

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

Single price

\$1,425,000

Median sale price

Median price

\$970,000

Property Type

House

Suburb

Clayton South

Period - From

21/03/2025

to

20/09/2025

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
12 Barrington Crescent Clayton South VIC 3169	\$1,365,000	21/06/2025
17 Lochmaben Court Clarinda VIC 3169	\$1,400,000	03/06/2025

This Statement of Information was prepared on:

21/09/2025