

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

5/2 MONASH GREEN DRIVE CLAYTON VIC 3168

Indicative selling price

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

Single Price

or range
between

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

11/1 GREENFIELD DRIVE CLAYTON VIC 3168	\$420,000	11-Oct-25
19/1 GREENFIELD DRIVE CLAYTON VIC 3168	\$400,000	09-Jul-25
3/2 GREENFIELD DRIVE CLAYTON VIC 3168	\$547,000	16-Aug-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: 21 October 2025



**11/1 GREENFIELD DRIVE CLAYTON
VIC 3168**

Sold Price

^{RS} **\$420,000**

Sold Date

11-Oct-25

 2

 1

 -

Distance

0km



**19/1 GREENFIELD DRIVE CLAYTON
VIC 3168**

Sold Price

\$400,000

Sold Date

09-Jul-25

 2

 1

 1

Distance

0km



**3/2 GREENFIELD DRIVE CLAYTON
VIC 3168**

Sold Price

\$547,000

Sold Date

16-Aug-25

 2

 1

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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