

# 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 6/177 Carinish Road, Clayton, VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$600,000

&

\$660,000

### Median sale price

Median price

\$685,000

Property Type

Unit

Suburb

Clayton (3168)

Period - From

01/01/2025

to

31/12/2025

Source

pricefinder

### Comparable property sales

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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

1/63 CARINISH ROAD, CLAYTON VIC 3168	\$630,000	02/12/2025
3/28 BANKSIA STREET, CLAYTON VIC 3168	\$580,000	25/11/2025
3/51 MILTON AVENUE, CLAYTON SOUTH VIC 3169	\$635,000	13/09/2025

This Statement of Information was prepared on: 12/01/2026