

# 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

6/265 Clayton 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)

Range between

\$485,000

&

\$510,000

### Median sale price

Median price

\$702,750

Property Type

Unit

Suburb

Clayton

Period - From

01/10/2024

to

30/09/2025

Source

REIV

### 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 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 | 305/16 Lomandra Dr CLAYTON SOUTH 3169 | \$510,000 | 29/09/2025   |
| 2 | 14/24 Burton Av CLAYTON 3168          | \$460,000 | 27/08/2025   |
| 3 | 2/19 Milton Av CLAYTON SOUTH 3169     | \$506,000 | 24/05/2025   |

**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 six months.~~

This Statement of Information was prepared on:

24/10/2025 15:56

6/265 Clayton Road, Clayton Vic 3168

RayWhite

John Chen

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**Indicative Selling Price**

\$485,000 - \$510,000

**Median Unit Price**

Year ending September 2025: \$702,750



**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**305/16 Lomandra Dr CLAYTON SOUTH 3169 (REI)**

Agent Comments



**Price:** \$510,000

**Method:** Private Sale

**Date:** 29/09/2025

**Property Type:** Apartment



**14/24 Burton Av CLAYTON 3168 (REI)**

Agent Comments



**Price:** \$460,000

**Method:** Private Sale

**Date:** 27/08/2025

**Property Type:** Apartment



**2/19 Milton Av CLAYTON SOUTH 3169 (REI/VG)**

Agent Comments



**Price:** \$506,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** Unit

**Account -** Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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