

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

9/1 GREENFIELD 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

\$438,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2024

to

30 Nov 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
26/2 MONASH GREEN DRIVE CLAYTON VIC 3168	\$415,000	01-May-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: 01 December 2025



11/1 GREENFIELD DRIVE CLAYTON VIC 3168

2 1 1

Sold Price

\$420,000

Sold Date

11-Oct-25

Distance

0km



26/2 MONASH GREEN DRIVE CLAYTON VIC 3168

2 1 1

Sold Price

\$415,000

Sold Date

01-May-25

Distance

0km



3/2 GREENFIELD DRIVE CLAYTON VIC 3168

2 1 1

Sold Price

\$547,000

Sold Date

16-Aug-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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