

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

92 VIEW STREET 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,215,750

Property type

House

Suburb

Clayton

Period-from

01 Aug 2024

to

31 Jul 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

60 HARLINGTON STREET CLAYTON VIC 3168	\$1,310,000	05-Apr-25
1A MCBEAN STREET CLAYTON VIC 3168	\$1,270,000	12-Apr-25
50 ORMOND ROAD CLAYTON VIC 3168	\$1,200,000	22-Feb-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: 22 August 2025



**60 HARLINGTON STREET
CLAYTON VIC 3168**

2 1 1

Sold Price **\$1,310,000** Sold Date **05-Apr-25**

Distance **0.23km**



**1A MCBEAN STREET CLAYTON VIC
3168**

3 1 1

Sold Price **\$1,270,000** Sold Date **12-Apr-25**

Distance **0.36km**



**50 ORMOND ROAD CLAYTON VIC
3168**

3 1 2

Sold Price **\$1,200,000** Sold Date **22-Feb-25**

Distance **0.36km**

RS = Recent sale UN = Undisclosed Sale

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