

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

G01/1453-1457 NORTH ROAD 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

\$190,000

&

\$205,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,250

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

107/1453-1457 NORTH ROAD CLAYTON VIC 3168	\$190,000	18-Jan-25
203/1453-1457 NORTH ROAD CLAYTON VIC 3168	\$158,000	09-Feb-25
116/1453-1457 NORTH ROAD CLAYTON VIC 3168	\$165,000	10-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: 12 June 2025



**107/1453-1457 NORTH ROAD
CLAYTON VIC 3168**

 1  1  -

Sold Price

\$190,000

Sold Date

18-Jan-25

Distance

0km



**203/1453-1457 NORTH ROAD
CLAYTON VIC 3168**

 1  1  -

Sold Price

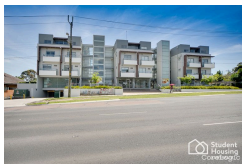
\$158,000

Sold Date

09-Feb-25

Distance

0km



**116/1453-1457 NORTH ROAD
CLAYTON VIC 3168**

 1  1  -

Sold Price

\$165,000

Sold Date

10-Feb-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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