

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

G01/9 RENVER 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

\$480,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

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

204/416-420 FERNTREE GULLY ROAD NOTTING HILL VIC 3168	\$495,000	09-Aug-25
103/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$510,000	31-Oct-25
210/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$475,000	26-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: 12 December 2025



**204/416-420 FERNTREE GULLY
ROAD NOTTING HILL VIC 3168**

 2  2  1

Sold Price

\$495,000

Sold Date **09-Aug-25**

Distance

1.79km



**103/18 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

 2  2  1

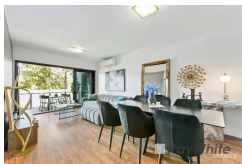
Sold Price

^{RS} **\$510,000**

Sold Date **31-Oct-25**

Distance

1.97km



**210/59 AUTUMN TERRACE
CLAYTON SOUTH VIC 3169**

 2  2  1

Sold Price

\$475,000

Sold Date **26-Aug-25**

Distance

2.45km

RS = Recent sale

UN = Undisclosed Sale

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