

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

G05/124 CLAYTON 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,285,000

Property type

Other

Suburb

Clayton

Period-from

01 Nov 2024

to

31 Oct 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

307/29C BROWNS ROAD CLAYTON VIC 3168	\$365,000	24-Jul-25
207/4 CLARKSON COURT CLAYTON VIC 3168	\$315,000	02-Jun-25
8/210-220 NORMANBY ROAD NOTTING HILL VIC 3168	\$315,000	21-Oct-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: 11 November 2025



**307/29C BROWNS ROAD
CLAYTON VIC 3168**

1 1 1

Sold Price **\$365,000** Sold Date **24-Jul-25**

Distance **1.8km**



**207/4 CLARKSON COURT
CLAYTON VIC 3168**

1 1 1

Sold Price **\$315,000** Sold Date **02-Jun-25**

Distance **0.65km**



**8/210-220 NORMANBY ROAD
NOTTING HILL VIC 3168**

1 1 1

Sold Price ^{RS} **\$315,000** Sold Date **21-Oct-25**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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