

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

4B Thompson Street, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$860,000

Median sale price

Median price \$890,000

Property Type Townhouse

Suburb Clayton

Period - From 13/09/2024

to

12/09/2025

Source Property Data

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 six 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
1	1/5 Kiong St CLAYTON 3168	\$840,000	09/08/2025
2	3/6 Prince Charles St CLAYTON 3168	\$850,000	02/05/2025
3	3/34-36 Ormond Rd CLAYTON 3168	\$867,500	09/04/2025

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 six months.~~

This Statement of Information was prepared on:

13/09/2025 17:30

Michael Renzella

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Indicative Selling Price

\$800,000 - \$860,000

Median Townhouse Price

13/09/2024 - 12/09/2025: \$890,000



3 2 2

Property Type: Townhouse
(Single)

Land Size: 232 sqm approx

Agent Comments

Comparable Properties



1/5 Kionga St CLAYTON 3168 (REI/VG)

Agent Comments

3 2 1

Price: \$840,000

Method: Auction Sale

Date: 09/08/2025

Property Type: Townhouse (Res)



3/6 Prince Charles St CLAYTON 3168 (REI/VG)

Agent Comments

3 2 1

Price: \$850,000

Method: Private Sale

Date: 02/05/2025

Property Type: Townhouse (Res)

Land Size: 180 sqm approx



3/34-36 Ormond Rd CLAYTON 3168 (REI)

Agent Comments

3 2 2

Price: \$867,500

Method: Private Sale

Date: 09/04/2025

Property Type: Townhouse (Single)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222