

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

5/1254 CENTRE ROAD CLAYTON SOUTH VIC 3169

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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2024

to

31 Aug 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

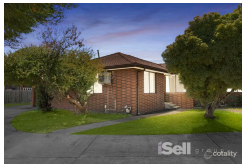
Date of sale

1/7-8 KOOLENA CLOSE CLAYTON SOUTH VIC 3169	\$585,000	29-Mar-25
1/19 MILTON AVENUE CLAYTON SOUTH VIC 3169	\$515,000	14-Jun-25
1/74 MARSHALL AVENUE CLAYTON VIC 3168	\$595,000	31-Jul-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: 23 September 2025


**1/7-8 KOOLENA CLOSE CLAYTON
SOUTH VIC 3169**
 2  1  1

Sold Price

\$585,000

Sold Date

29-Mar-25

Distance

3.13km

**1/19 MILTON AVENUE CLAYTON
SOUTH VIC 3169**
 2  1  1

Sold Price

\$515,000

Sold Date

14-Jun-25

Distance

1.85km

**1/74 MARSHALL AVENUE
CLAYTON VIC 3168**
 2  1  3

Sold Price

\$595,000

Sold Date

31-Jul-25

Distance

2.12km
RS = Recent sale

UN = Undisclosed Sale

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