

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

2/3 Stockdale Avenue, Clayton Vic 3168

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Clayton

Period - From

06/10/2024

to

05/10/2025

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	3/2 Greenfield Dr CLAYTON 3168	\$547,000	16/08/2025
2	608/2 Connam Av CLAYTON 3168	\$525,100	09/08/2025
3	8/33 Bayview Av CLAYTON 3168	\$530,000	22/05/2025

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:

06/10/2025 14:13



Peter Liu
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Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
06/10/2024 - 05/10/2025: \$575,000

Comparable Properties



3/2 Greenfield Dr CLAYTON 3168 (REI)

Agent Comments



Price: \$547,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Apartment



608/2 Connam Av CLAYTON 3168 (REI)

Agent Comments



Price: \$525,100
Method: Private Sale
Date: 09/08/2025
Property Type: Apartment

8/33 Bayview Av CLAYTON 3168 (VG)

Agent Comments



Price: \$530,000
Method: Sale
Date: 22/05/2025
Property Type: Flat/Unit/Apartment (Res)

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



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