

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

7 Kitson Road, Clayton South Vic 3169

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$981,000

Property Type House

Suburb Clayton South

Period - From 01/07/2024

to 30/06/2025

Source REIV

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	66 Sylvander St CLAYTON SOUTH 3169	\$1,050,000	23/08/2025
2	1 Poulter Cr CLARINDA 3169	\$1,170,000	19/07/2025
3	19 Alward Av CLAYTON SOUTH 3169	\$1,035,000	25/04/2025

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:

24/09/2025 09:37

7 Kitson Road, Clayton South Vic 3169

RayWhite

Michael Renzella

03 9568 2000

0400 105 005

michael.renzella@raywhite.com

Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

Year ending June 2025: \$981,000



4 2 2

Property Type: HOUSE

Land Size: 530 sqm approx

Agent Comments

Comparable Properties



66 Sylvander St CLAYTON SOUTH 3169 (REI)

Agent Comments

4 1 2

Price: \$1,050,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 530 sqm approx



1 Poulter Cr CLARINDA 3169 (REI/VG)

Agent Comments

4 2 2

Price: \$1,170,000

Method: Auction Sale

Date: 19/07/2025

Property Type: House

Land Size: 530 sqm approx



19 Alward Av CLAYTON SOUTH 3169 (REI)

Agent Comments

4 1 2

Price: \$1,035,000

Method: Sold Before Auction

Date: 25/04/2025

Property Type: House (Res)

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



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