

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

\$930,000

&

\$990,000

Median sale price

Median price

\$985,000

Property Type

House

Suburb

Clayton South

Period - From

08/10/2024

to

07/10/2025

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	1242a Centre Rd CLAYTON SOUTH 3169	\$875,000	28/08/2025
2	1 Poulter Cr CLARINDA 3169	\$1,117,000	19/07/2025
3			

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:

08/10/2025 18:06



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Indicative Selling Price

\$930,000 - \$990,000

Median House Price

08/10/2024 - 07/10/2025: \$985,000



5 2 2

Property Type: HOUSE
Land Size: 540 sqm approx
Agent Comments

Comparable Properties



1242a Centre Rd CLAYTON SOUTH 3169 (REI)

Agent Comments

4 2 2

Price: \$875,000
Method: Private Sale
Date: 28/08/2025
Property Type: House
Land Size: 621 sqm approx



1 Poulter Cr CLARINDA 3169 (REI)

Agent Comments

4 2 2

Price: \$1,117,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 530 sqm approx

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.



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