

# 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

180 Clayton Road, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,305,000 Property Type House Suburb Clayton

Period - From 19/09/2024 to 18/09/2025 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	14 Faulkner St CLAYTON 3168	\$2,020,000	06/09/2025
2	26 Prince Charles St CLAYTON 3168	\$1,912,600	19/07/2025
3	9 Turnbull Av OAKLEIGH EAST 3166	\$1,810,000	09/05/2025

**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: 19/09/2025 14:04



**Rooms:** 6  
**Property Type:** House  
**Land Size:** 724.903 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
19/09/2024 - 18/09/2025: \$1,305,000

## Comparable Properties



**14 Faulkner St CLAYTON 3168 (REI)**

Agent Comments



**Price:** \$2,020,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 898 sqm approx

**26 Prince Charles St CLAYTON 3168 (REI)**

Agent Comments



**Price:** \$1,912,600  
**Method:** Auction Sale  
**Date:** 19/07/2025  
**Property Type:** House (Res)  
**Land Size:** 711 sqm approx



**9 Turnbull Av OAKLEIGH EAST 3166 (REI)**

Agent Comments



**Price:** \$1,810,000  
**Method:** Private Sale  
**Date:** 09/05/2025  
**Property Type:** House  
**Land Size:** 753 sqm approx

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