

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

1A Morton Street, Clayton Vic 3168

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$901,500

Property Type

Townhouse

Suburb

Clayton

Period - From

28/10/2024

to

27/10/2025

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	3/8 Panorama St CLAYTON 3168	\$750,000	16/09/2025
2	42 Jackson Green Blvd CLAYTON SOUTH 3169	\$812,000	13/09/2025
3	3/10-12 Murray St CLAYTON 3168	\$768,000	06/09/2025

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:

28/10/2025 15:21



Peter Liu
0451367278
peter.liu@raywhite.com



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Townhouse Price
28/10/2024 - 27/10/2025: \$901,500

Comparable Properties



3/8 Panorama St CLAYTON 3168 (VG)

Agent Comments



Price: \$750,000
Method: Sale
Date: 16/09/2025
Property Type: Flat/Unit/Apartment (Res)



42 Jackson Green Blvd CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$812,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)
Land Size: 135 sqm approx

3/10-12 Murray St CLAYTON 3168 (REI)

Agent Comments



Price: \$768,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)

