

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

5/1303 Centre Road, Clayton Vic 3168

Indicative selling price

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

Range between

\$790,000

&

\$869,000

Median sale price

Median price

\$895,500

Property Type

Townhouse

Suburb

Clayton

Period - From

02/10/2024

to

01/10/2025

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	2/36 Edinburgh St CLAYTON 3168	\$825,000	09/07/2025
2	3/6 Prince Charles St CLAYTON 3168	\$850,000	02/05/2025
3	3/34-36 Ormond Rd CLAYTON 3168	\$867,500	09/04/2025

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:

02/10/2025 16:43



Peter Liu
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Property Type:
Agent Comments

Indicative Selling Price
\$790,000 - \$869,000
Median Townhouse Price
02/10/2024 - 01/10/2025: \$895,500

Comparable Properties



2/36 Edinburgh St CLAYTON 3168 (VG)

Agent Comments



Price: \$825,000
Method: Sale
Date: 09/07/2025
Property Type: Flat/Unit/Apartment (Res)



3/6 Prince Charles St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 02/05/2025
Property Type: Townhouse (Res)
Land Size: 180 sqm approx



3/34-36 Ormond Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$867,500
Method: Private Sale
Date: 09/04/2025
Property Type: Townhouse (Single)

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



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