

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

6/265 Clayton Road, Clayton Vic 3168

Indicative selling price

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

Range between \$485,000

&

\$510,000

Median sale price

Median price \$702,750

Property Type Unit

Suburb Clayton

Period - From 01/10/2024

to 30/09/2025

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	305/16 Lomandra Dr CLAYTON SOUTH 3169	\$510,000	29/09/2025
2	14/24 Burton Av CLAYTON 3168	\$460,000	27/08/2025
3	2/19 Milton Av CLAYTON SOUTH 3169	\$506,000	24/05/2025

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:

24/10/2025 15:56

6/265 Clayton Road, Clayton Vic 3168

RayWhite

John Chen

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Indicative Selling Price

\$485,000 - \$510,000

Median Unit Price

Year ending September 2025: \$702,750



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



305/16 Lomandra Dr CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 29/09/2025

Property Type: Apartment



14/24 Burton Av CLAYTON 3168 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 27/08/2025

Property Type: Apartment



2/19 Milton Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$506,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Unit

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



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