

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

10/1452-1454 NORTH ROAD CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

1/74 MARSHALL AVENUE CLAYTON VIC 3168	\$595,000	31-Jul-25
4/1768 DANDENONG ROAD CLAYTON VIC 3168	\$555,000	25-Oct-25
2/18-20 FRANCIS STREET CLAYTON VIC 3168	\$605,000	29-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 07 November 2025


**1/74 MARSHALL AVENUE
CLAYTON VIC 3168**

 2
  1
  3

Sold Price

\$595,000

Sold Date

31-Jul-25

Distance

0.55km

**4/1768 DANDENONG ROAD
CLAYTON VIC 3168**

 3
  1
  1

Sold Price

^{RS} **\$555,000**

Sold Date

25-Oct-25

Distance

0.74km

**2/18-20 FRANCIS STREET
CLAYTON VIC 3168**

 2
  1
  2

Sold Price

\$605,000

Sold Date

29-Jun-25

Distance

1.24km
RS = Recent sale

UN = Undisclosed Sale

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