

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

193-195 CLAYTON 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

\$4,300,000

&

\$4,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,285,000

Property type

House

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

71 BEDDOE AVENUE CLAYTON VIC 3168	\$4,400,000	06-Nov-25
1494-1496 NORTH ROAD CLAYTON VIC 3168	\$3,600,000	30-Oct-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: 18 November 2025



71 BEDDOE AVENUE CLAYTON VIC 3168 Sold Price ^{RS} **\$4,400,000** Sold Date **06-Nov-25**

 6  2  2

Distance **0.54km**



1494-1496 NORTH ROAD CLAYTON VIC 3168 Sold Price ^{RS} **\$3,600,000** Sold Date **30-Oct-25**

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Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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