

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

2/40 MARSHALL AVENUE 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

\$950,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2024

to

30 Nov 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

1/19 MARSHALL AVENUE CLAYTON VIC 3168	\$897,000	04-Oct-25
1/23 GLENBROOK AVENUE CLAYTON VIC 3168	\$920,000	29-Nov-25
2/10 BONHAM CRESCENT OAKLEIGH EAST VIC 3166	\$890,000	29-Nov-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: 08 December 2025


**1/19 MARSHALL AVENUE
CLAYTON VIC 3168**

 5
  1
  2

Sold Price **\$897,000** Sold Date **04-Oct-25**

Distance **0.2km**


**1/23 GLENBROOK AVENUE
CLAYTON VIC 3168**

 3
  1
  1

Sold Price ^{RS} **\$920,000** Sold Date **29-Nov-25**

Distance **0.39km**


**2/10 BONHAM CRESCENT
OAKLEIGH EAST VIC 3166**

 3
  1
  1

Sold Price ^{RS} **\$890,000** Sold Date **29-Nov-25**

Distance **0.74km**

RS = Recent sale **UN** = Undisclosed Sale

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