

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

1/41 Margaret Street, Clayton Vic 3168

Indicative selling price

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

Range between \$950,000

&

\$990,000

Median sale price

Median price \$900,000

Property Type Townhouse

Suburb Clayton

Period - From 12/01/2025

to

11/01/2026

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	3/50 Madeleine Rd CLAYTON 3168	\$975,000	15/11/2025
2	4b Thompson St CLAYTON 3168	\$988,000	20/09/2025
3	4/31 Colonel St CLAYTON 3168	\$994,000	20/09/2025

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:

12/01/2026 16:15



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Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$990,000
Median Townhouse Price
12/01/2025 - 11/01/2026: \$900,000

Comparable Properties



3/50 Madeleine Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$975,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)



4b Thompson St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$988,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)
Land Size: 232 sqm approx



4/31 Colonel St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$994,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

