

# 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)

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