

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

3/15 Newport Road, Clayton South Vic 3169

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$701,750

Property Type

Unit

Suburb

Clayton South

Period - From

01/01/2025

to

31/12/2025

Source

REIV

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	1/38 Melaleuca Dr CLARINDA 3169	\$900,500	23/11/2025
2	2/2 Manoon Rd CLAYTON SOUTH 3169	\$930,000	16/08/2025
3			

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:

14/01/2026 17:58



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Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

Year ending December 2025: \$701,750



3 2 1

Property Type: Unit

Agent Comments

Comparable Properties



1/38 Melaleuca Dr CLARINDA 3169 (REI)

Agent Comments

3 2 2

Price: \$900,500

Method: Auction Sale

Date: 23/11/2025

Property Type: Unit

Land Size: 310 sqm approx



2/2 Manoon Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

3 2 2

Price: \$930,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Unit

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.