

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 3/15 Newport Road, Clayton South Vic 3169
Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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:

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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)



3



2



2

Agent Comments

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)



3



2



2

Agent Comments

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.

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