

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

1/63 Ormond Road, Clayton Vic 3168

Indicative selling price

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

Range between \$835,000

&

\$918,500

Median sale price

Median price \$901,500

Property Type Townhouse

Suburb Clayton

Period - From 10/12/2024

to

09/12/2025

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 | 4/34-36 Ormond Rd CLAYTON 3168 | \$917,000 | 29/11/2025 |
| 2 | 9 Gentle St CLAYTON 3168 | \$900,000 | 26/11/2025 |
| 3 | 5/1303 Centre Rd CLAYTON 3168 | \$855,000 | 18/11/2025 |

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:

10/12/2025 11:47

1/63 Ormond Road, Clayton Vic 3168

RayWhite

Peter Liu
0451367278
peter.liu@raywhite.com



Property Type: House - Attached
House N.E.C.

Agent Comments

Indicative Selling Price
\$835,000 - \$918,500
Median Townhouse Price
10/12/2024 - 09/12/2025: \$901,500

Comparable Properties



4/34-36 Ormond Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$917,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)
Land Size: 263 sqm approx



9 Gentle St CLAYTON 3168 (REI)

Agent Comments



Price: \$900,000
Method: Sold Before Auction
Date: 26/11/2025
Property Type: Townhouse (Res)



5/1303 Centre Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 18/11/2025
Property Type: Townhouse (Single)

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



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