

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

Peter Liu

0451367278

peter.liu@raywhite.com



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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)



3



2



2

[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)



3



3



2

[Agent Comments](#)

Price: \$900,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: Townhouse (Res)



5/1303 Centre Rd CLAYTON 3168 (REI)



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2



2

[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