

# 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

5/7 Main Road, Clayton South Vic 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$748,000

### Median sale price

Median price

\$930,000

Property Type

Townhouse

Suburb

Clayton South

Period - From

16/01/2025

to

15/01/2026

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	7 Shady Mews CLAYTON 3168	\$686,500	25/10/2025
2	46/29 Browns Rd CLAYTON 3168	\$700,000	04/10/2025
3	4/4 Kimbarra St CLAYTON SOUTH 3169	\$752,000	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:

16/01/2026 16:04



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$748,000  
**Median Townhouse Price**  
16/01/2025 - 15/01/2026: \$930,000

## Comparable Properties



**7 Shady Mews CLAYTON 3168 (REI)**

**Agent Comments**



**Price:** \$686,500  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** Townhouse (Res)



**46/29 Browns Rd CLAYTON 3168 (REI/VG)**

**Agent Comments**



**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 04/10/2025  
**Property Type:** Townhouse (Res)



**4/4 Kimbarra St CLAYTON SOUTH 3169 (REI/VG)**

**Agent Comments**



**Price:** \$752,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** Townhouse (Res)

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