

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 5/7 Main 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 \$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

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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)



2



1



2

Agent Comments

Price: \$686,500

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)



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



2



1



1

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)



2



2



1

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