

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$930,000

Property Type Townhouse

Suburb Clayton South

Period - From 27/01/2025

to

26/01/2026

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:

27/01/2026 14:36



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Townhouse Price
27/01/2025 - 26/01/2026: \$930,000

Comparable Properties



7 Shady Mews CLAYTON 3168 (REI)

Agent Comments

2 1 2

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



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

Agent Comments

2 1 1

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

2 2 1

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

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