

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

10 Leaf Court, Clayton Vic 3168

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 \$690,000

Property Type Unit

Suburb Clayton

Period - From 20/01/2025

to

19/01/2026

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			
3			

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:

20/01/2026 10:36



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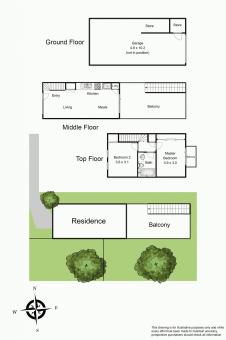
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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

20/01/2025 - 19/01/2026: \$690,000



2 1 1

Rooms: 3
Property Type: Townhouse (Res)
Land Size: 188 sqm approx
Agent Comments

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)

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.



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