

# 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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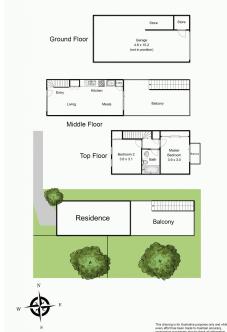
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**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

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



**Rooms:** 3

**Property Type:** Townhouse (Res)

**Land Size:** 188 sqm approx

Agent Comments

## Comparable Properties



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



**Price:** \$686,500

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** Townhouse (Res)

Agent Comments

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.

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