

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 &

Median sale price

Median price Property Type Suburb
Period - From to Source

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:



Property Type: Townhouse (Single)

[Agent Comments](#)

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

05/02/2025 - 04/02/2026: \$680,000

Comparable Properties



7 Shady Mews CLAYTON 3168 (REI/VG)



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