

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$580,000

&

\$630,000

### Median sale price

Median price \$680,000

Property Type Unit

Suburb Clayton

Period - From 05/02/2025

to

04/02/2026

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:

05/02/2026 12:41



2 1 2

**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)**

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.