

# 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 2/46 Mallawa Street, Clayton South Vic 3169  
Including suburb and postcode

#### 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 2/13 Jaguar Dr CLAYTON 3168	\$804,000	23/12/2025
2 1/10 Kaybrook Ct OAKLEIGH SOUTH 3167	\$865,000	30/08/2025
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:

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**Indicative Selling Price**

\$780,000 - \$850,000

**Median Unit Price**

Year ending December 2025: \$701,750



3



1



2

**Property Type:** Villa Unit

**Land Size:** 371 sqm approx

Agent Comments

## Comparable Properties



**2/13 Jaguar Dr CLAYTON 3168 (REI)**



3



1



1

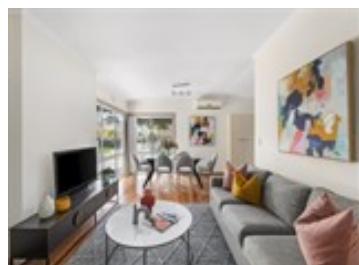
Agent Comments

**Price:** \$804,000

**Method:** Private Sale

**Date:** 23/12/2025

**Property Type:** Unit



**1/10 Kaybrook Ct OAKLEIGH SOUTH 3167 (REI/VG)**



3



1



1

Agent Comments

**Price:** \$865,000

**Method:** Auction Sale

**Date:** 30/08/2025

**Property Type:** Unit

**Land Size:** 265 sqm approx

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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