

# 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

15 Yarram Crescent, 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 \$790,000 & \$869,000

### Median sale price

Median price \$900,000 Property Type Townhouse Suburb Clayton

Period - From 12/02/2025 to 11/02/2026 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	5/1303 Centre Rd CLAYTON 3168	\$855,000	18/11/2025
2	2/58 Kanooka Gr CLAYTON 3168	\$790,000	29/11/2025
3	1/1474 Centre Rd CLAYTON SOUTH 3169	\$840,000	29/11/2025

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:

12/02/2026 14:59



**Property Type:** House (Res)  
**Land Size:** 132 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$869,000  
**Median Townhouse Price**  
12/02/2025 - 11/02/2026: \$900,000

## Comparable Properties

5/1303 Centre Rd CLAYTON 3168 (REI)

Agent Comments



**Price:** \$855,000  
**Method:**  
**Date:** 18/11/2025  
**Property Type:** Townhouse (Single)

2/58 Kanooka Gr CLAYTON 3168 (REI)

Agent Comments



**Price:** \$790,000  
**Method:**  
**Date:** 29/11/2025  
**Property Type:** Townhouse (Single)



1/1474 Centre Rd CLAYTON SOUTH 3169 (REI)

Agent Comments



**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 432 sqm approx

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