

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$901,500

Property Type

Townhouse

Suburb

Clayton

Period - From

02/03/2025

to

01/03/2026

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	2/1367-1369 Centre Rd CLAYTON 3168	\$780,500	28/02/2026
2	2/2 Mcbean St CLAYTON 3168	\$855,000	21/02/2026
3	2/58 Kanooka Gr CLAYTON 3168	\$790,000	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:

02/03/2026 15:55



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Townhouse Price
02/03/2025 - 01/03/2026: \$901,500

Comparable Properties



2/1367-1369 Centre Rd CLAYTON 3168 (REI)

Agent Comments

3 2 2

Price: \$780,500
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Single)



2/2 Mcbean St CLAYTON 3168 (REI)

Agent Comments

3 2 2

Price: \$855,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)



2/58 Kanooka Gr CLAYTON 3168 (REI/VG)

Agent Comments

3 2 1

Price: \$790,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)

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