

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	7/1422 Centre Road, Clayton South, Vic 3169
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between	\$390,000	&	\$420,000
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Median sale price

Median price	\$575,000	Property type	Unit	Suburb	Clayton South
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Period - From	01/11/2025	to	31/01/2026	Source	 PropTrack
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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
8/1422 Centre Road, Clayton South, VIC 3169	\$415,000	04/12/2025
11/1 Greenfield Drive, Clayton, VIC 3168	\$420,000	11/10/2025
9/1 Greenfield Drive, Clayton, VIC 3168	\$430,000	29/12/2025

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: 11/02/2026