

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

1/42 Madeleine Road, Clayton Vic 3168

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$797,000

Property Type Unit

Suburb Clayton

Period - From 01/10/2025

to

31/12/2025

Source REIV

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	2/12 Flora Rd CLAYTON 3168	\$850,000	04/12/2025
3	3/10 Wright St CLAYTON 3168	\$820,000	24/08/2025

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:

13/02/2026 17:58



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
December quarter 2025: \$797,000

Comparable Properties

2/13 Jaguar Dr CLAYTON 3168 (REI)

Agent Comments



Price: \$804,000
Method:
Date: 23/12/2025
Property Type: Unit

2/12 Flora Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$850,000
Method:
Date: 04/12/2025
Property Type: Unit

3/10 Wright St CLAYTON 3168 (VG)

Agent Comments



Price: \$820,000
Method: Sale
Date: 24/08/2025
Property Type: Flat/Unit/Apartment (Res)