

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)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222