

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
1/82 Margaret Street, Clayton Vic 3168

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	1/3 Koonawarra St CLAYTON 3168	\$1,100,000	06/12/2025
2	3/60 Kionga St CLAYTON 3168	\$1,235,000	03/11/2025
3			

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:

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Property Type: Townhouse (Res)

Land Size: 295 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

11/12/2024 - 10/12/2025: \$901,500

Comparable Properties



1/3 Koonawarra St CLAYTON 3168 (REI)



Price: \$1,100,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Res)

Agent Comments



3/60 Kionga St CLAYTON 3168 (REI)



Price: \$1,235,000

Method: Private Sale

Date: 03/11/2025

Property Type: Townhouse (Single)

Agent Comments

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.

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