

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$901,500

Property Type

Townhouse

Suburb

Clayton

Period - From

11/12/2024

to

10/12/2025

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	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:

11/12/2025 10:53

1/82 Margaret Street, Clayton Vic 3168

RayWhite

Peter Liu  
0451367278  
peter.liu@raywhite.com



5 3 2

**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)**

Agent Comments

5 4 2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** Townhouse (Res)



**3/60 Kiong St CLAYTON 3168 (REI)**

Agent Comments

5 3 2

**Price:** \$1,235,000

**Method:** Private Sale

**Date:** 03/11/2025

**Property Type:** Townhouse (Single)

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.

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



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