

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

2/1-3 Seascape Street, Clayton Vic 3168

Indicative selling price

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

Range between \$600,000 & \$660,000

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	2/4 Boyd Av OAKLEIGH EAST 3166	\$670,000	20/12/2025
2	10/1452-1454 North Rd CLAYTON 3168	\$645,000	06/12/2025
3	1/63 Carinish Rd CLAYTON 3168	\$630,000	02/12/2025

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:

20/02/2026 16:12

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2025: \$797,000



Property Type: UNIT

Agent Comments

Comparable Properties

2/4 Boyd Av OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$670,000

Method: Auction Sale

Date: 20/12/2025

Property Type: Unit



10/1452-1454 North Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$645,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Unit



1/63 Carinish Rd CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 02/12/2025

Property Type: Unit

Land Size: 243 sqm approx

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