

# 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 Seascape 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)

Single price \$660,000

### Median sale price

Median price \$700,000

Property Type Unit

Suburb Clayton

Period - From 02/04/2025

to 01/04/2026

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	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:

02/04/2026 15:11



2   1   2

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$660,000  
**Median Unit Price**  
02/04/2025 - 01/04/2026: \$700,000

## Comparable Properties

2/4 Boyd Av OAKLEIGH EAST 3166 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 20/12/2025  
**Property Type:** Unit



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

[Agent Comments](#)

2   1   1

**Price:** \$645,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** Unit



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

[Agent Comments](#)

2   1   1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 02/12/2025  
**Property Type:** Unit  
**Land Size:** 243 sqm approx

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