

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

1/1416 North Road, Clayton Vic 3168

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$901,500 Property Type Townhouse Suburb Clayton

Period - From 26/02/2025 to 25/02/2026 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	1/63 Ormond Rd CLAYTON 3168	\$935,000	14/02/2026
2	2/24 Coane St OAKLEIGH EAST 3166	\$925,000	12/12/2025
3	9 Gentle St CLAYTON 3168	\$900,000	26/11/2025

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:

26/02/2026 11:25



Property Type: House (Res)

Land Size: 176 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median Townhouse Price

26/02/2025 - 25/02/2026: \$901,500

Comparable Properties



1/63 Ormond Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$935,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)



2/24 Coane St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments



Price: \$925,000

Method: Sold Before Auction

Date: 12/12/2025

Property Type: Townhouse (Res)



9 Gentle St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$900,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: Townhouse (Res)

Land Size: 169 sqm approx

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