

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

15/2 Greenfield Drive, Clayton Vic 3168

Indicative selling price

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

Range between \$375,000 & \$412,500

Median sale price

Median price \$570,000 Property Type Unit Suburb Clayton

Period - From 23/02/2025 to 22/02/2026 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	2/14 Bettina St CLAYTON 3168	\$385,000	27/01/2026
2	9/1 Greenfield Dr CLAYTON 3168	\$430,000	29/12/2025
3	11/1 Greenfield Dr CLAYTON 3168	\$420,000	11/10/2025

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:

23/02/2026 17:43



Property Type:
Divorce/Estate/Family Transfers
Land Size: 3659 sqm approx
Agent Comments

Indicative Selling Price
\$375,000 - \$412,500
Median Unit Price
23/02/2025 - 22/02/2026: \$570,000

Comparable Properties



2/14 Bettina St CLAYTON 3168 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 27/01/2026
Property Type: Apartment



9/1 Greenfield Dr CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 29/12/2025
Property Type: Apartment



11/1 Greenfield Dr CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$420,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Apartment

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