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	3/1437 CENTRE ROAD CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$850,000	&	$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	Unit	Suburb	Clayton
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

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 6 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
6/29 MCMILLAN STREET CLAYTON SOUTH VIC 3169	$887,000	10-May-25
16 MAIN ROAD CLAYTON SOUTH VIC 3169	$935,000	05-Oct-24
1/10 KIONGA STREET CLAYTON VIC 3168	$890,000	02-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 03 March 2026

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6/29 MCMILLAN STREET CLAYTON SOUTH VIC 3169

4 2 2

Sold Price **$887,000** Sold Date **10-May-25**

Distance **0.34km**



16 MAIN ROAD CLAYTON SOUTH VIC 3169

4 2 1

Sold Price **$935,000** Sold Date **05-Oct-24**

Distance **0.5km**



1/10 KIONGA STREET CLAYTON VIC 3168

4 2 1

Sold Price **$890,000** Sold Date **02-Mar-25**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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