

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

11/7 Renver Road, Clayton Vic 3168

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$907,000 Property Type Townhouse Suburb Clayton

Period - From 18/03/2025 to 17/03/2026 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	23c Browns Rd CLAYTON 3168	\$650,000	20/02/2026
2	7 Shady Mews CLAYTON 3168	\$686,500	25/10/2025
3	46/29 Browns Rd CLAYTON 3168	\$700,000	04/10/2025

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: 18/03/2026 10:50



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Townhouse Price
18/03/2025 - 17/03/2026: \$907,000

Comparable Properties



23c Browns Rd CLAYTON 3168 (VG)

[Agent Comments](#)



Price: \$650,000
Method: Sale
Date: 20/02/2026
Property Type: Flat/Unit/Apartment (Res)



7 Shady Mews CLAYTON 3168 (REI/VG)

[Agent Comments](#)



Price: \$686,500
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)



46/29 Browns Rd CLAYTON 3168 (REI/VG)

[Agent Comments](#)



Price: \$700,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)

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