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<br>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 $590,000 & $649,000

## Median sale price

Median price $675,500 Property Type Unit Suburb Clayton

Period - From 01/01/2026 to 31/03/2026 Source REIV

## 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 | 10 Leaf Ct CLAYTON 3168 | $626,000 | 20/02/2026 |
| 3 | 7 Shady Mews CLAYTON 3168 | $686,500 | 25/10/2025 |

**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: 13/04/2026 10:39

# 11/7 Renver Road, Clayton Vic 3168

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2 2 1

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$590,000 - $649,000
**Median Unit Price**
March quarter 2026: $675,500

## Comparable Properties



**23c Browns Rd CLAYTON 3168 (VG)**

2 - -

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

Agent Comments



**10 Leaf Ct CLAYTON 3168 (REI)**

2 1 2

**Price:** $626,000
**Method:** Sold Before Auction
**Date:** 20/02/2026
**Property Type:** Townhouse (Res)

Agent Comments



**7 Shady Mews CLAYTON 3168 (REI/VG)**

2 1 2

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

Agent Comments



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