

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

107/40 Bettina Street, Clayton Vic 3168

Indicative selling price

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

Range between \$400,000 & \$420,000

Median sale price

Median price \$564,000 Property Type Unit 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	7/1422 Centre Rd CLAYTON SOUTH 3169	\$412,000	11/03/2026
2	9/78-80 Wellington Rd CLAYTON 3168	\$440,000	26/02/2026
3	5/2 Monash Green Dr CLAYTON 3168	\$435,000	19/01/2026

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 10:56



Property Type: House

Agent Comments

Indicative Selling Price
\$400,000 - \$420,000
Median Unit Price
18/03/2025 - 17/03/2026: \$564,000

Comparable Properties



7/1422 Centre Rd CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$412,000
Method: Private Sale
Date: 11/03/2026
Property Type: Apartment



9/78-80 Wellington Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 26/02/2026
Property Type: Apartment



5/2 Monash Green Dr CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 19/01/2026
Property Type: Apartment
Land Size: 2539 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222