

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

1/17 Francis Street, Clayton Vic 3168

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$679,000 Property Type Unit Suburb Clayton

Period - From 17/03/2025 to 16/03/2026 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	13/27 Myriong St CLAYTON 3168	\$770,000	12/11/2025
2	3/36 Milton Av CLAYTON SOUTH 3169	\$750,000	25/10/2025
3	3/25 Thompson St CLAYTON 3168	\$775,000	08/10/2025

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:

17/03/2026 16:13



 2  1  2

Rooms: 3
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$720,000 - \$790,000
Median Unit Price
 17/03/2025 - 16/03/2026: \$679,000

Comparable Properties



13/27 Myriong St CLAYTON 3168 (REI/VG)

Agent Comments

 2  1  1

Price: \$770,000
Method: Sold Before Auction
Date: 12/11/2025
Property Type: Unit
Land Size: 196 sqm approx



3/36 Milton Av CLAYTON SOUTH 3169 (VG)

Agent Comments

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Price: \$750,000
Method: Sale
Date: 25/10/2025
Property Type: Flat/Unit/Apartment (Res)



3/25 Thompson St CLAYTON 3168 (REI/VG)

Agent Comments

 2  2  1

Price: \$775,000
Method: Sold Before Auction
Date: 08/10/2025
Property Type: Unit

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