

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$759,000

### Median sale price

Median price \$768,000 Property Type Unit Suburb Clayton

Period - From 01/01/2025 to 31/12/2025 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	1/31 Tennyson Av CLAYTON SOUTH 3169	\$710,000	13/12/2025
2	3/36 Milton Av CLAYTON SOUTH 3169	\$750,000	25/10/2025
3	3/17 Tennyson Av CLAYTON SOUTH 3169	\$718,000	15/10/2025

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:

07/04/2026 10:18



 2    1    2

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$759,000  
**Median Unit Price**  
Year ending December 2025: \$768,000

## Comparable Properties



1/31 Tennyson Av CLAYTON SOUTH 3169 (REI/VG)

[Agent Comments](#)

 2    1    2

**Price:** \$710,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** Unit



3/36 Milton Av CLAYTON SOUTH 3169 (VG)

[Agent Comments](#)

 2    -    -

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

3/17 Tennyson Av CLAYTON SOUTH 3169 (REI/VG)

[Agent Comments](#)

 2    1    1

**Price:** \$718,000  
**Method:** Private Sale  
**Date:** 15/10/2025  
**Property Type:** Unit

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