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 $630,000 & $693,000

Median sale price

Median price $780,000 Property Type Unit Suburb Clayton

Period - From 01/04/2025 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	1/1480 Centre Rd CLAYTON SOUTH 3169	$640,000	28/01/2026
2	1/63 Carinish Rd CLAYTON 3168	$630,000	02/12/2025
3	5/1254 Centre Rd CLAYTON SOUTH 3169	$639,000	18/10/2025

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: 14/04/2026 16:26

1/17 Francis Street, Clayton Vic 3168



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$630,000 - $693,000
Median Unit Price
Year ending March 2026: $780,000

Comparable Properties



1/1480 Centre Rd CLAYTON SOUTH 3169 (REI)

2 1 2

Price: $640,000
Method: Auction Sale
Date: 28/01/2026
Property Type: Unit

Agent Comments



1/63 Carinish Rd CLAYTON 3168 (REI/VG)

2 1 1

Price: $630,000
Method: Private Sale
Date: 02/12/2025
Property Type: Unit
Land Size: 243 sqm approx

Agent Comments



5/1254 Centre Rd CLAYTON SOUTH 3169 (REI/VG)

2 1 1

Price: $639,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Unit

Agent Comments

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

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