

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

2/82 View Street, Clayton Vic 3168

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price*

Median price \$1,037,000 Property Type Townhouse Suburb Clayton

Period - From 03/01/2026 to 03/06/2026 Source REA- PROP TRACK

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	2/51 Margaret St CLAYTON 3168	\$1,018,000	23/05/2026
2	2/25 Mallowa St CLAYTON SOUTH 3169	\$970,000	15/05/2026
3	2/16 Kennaugh St OAKLEIGH EAST 3166	\$1,060,000	02/04/2026

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:

03/06/2026 13:02



Property Type: TOWNHOUSE

Land Size: 268 sqm approx

Agent Comments

Comparable Properties



2/51 Margaret St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,018,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Townhouse (Res)



2/25 Mallowa St CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$970,000

Method: Sold Before Auction

Date: 15/05/2026

Property Type: Townhouse (Res)



2/16 Kennaugh St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments



Price: \$1,060,000

Method: Private Sale

Date: 02/04/2026

Property Type: Townhouse (Single)