

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 3/44 Madeleine Road, Clayton Vic 3168

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$917,000 Property Type Townhouse Suburb Clayton

Period - From 17/06/2025 to 16/06/2026 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	2/8 Bevan Av CLAYTON SOUTH 3169	\$915,000	06/06/2026
2	4a Lindsay St CLAYTON 3168	\$820,000	17/03/2026
3	2/34 Evelyn St CLAYTON 3168	\$938,500	14/03/2026

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: 17/06/2026 16:53



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Townhouse Price
17/06/2025 - 16/06/2026: \$917,000

Comparable Properties



2/8 Bevan Av CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$915,000
Method: Auction Sale
Date: 06/06/2026
Property Type: Townhouse (Res)



4a Lindsay St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 17/03/2026
Property Type: Townhouse (Single)
Land Size: 202 sqm approx



2/34 Evelyn St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$938,500
Method: Auction Sale
Date: 14/03/2026
Property Type: Townhouse (Res)

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