

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

1/44 Madeleine Road, Clayton Vic 3168

Indicative selling price

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

Range between \$750,000

&

\$790,000

Median sale price

Median price \$769,000

Property Type Unit

Suburb Clayton

Period - From 01/07/2025

to 30/06/2026

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	2/30 Cambro Rd CLAYTON 3168	\$733,500	20/06/2026
2	2/70 Harlington St CLAYTON 3168	\$800,000	21/03/2026
3	1/42 Madeleine Rd CLAYTON 3168	\$820,000	07/03/2026

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:

20/07/2026 14:03



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median Unit Price
Year ending June 2026: \$769,000

Comparable Properties



2/30 Cambro Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$733,500
Method: Auction Sale
Date: 20/06/2026
Property Type: Unit



2/70 Harlington St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit
Land Size: 335 sqm approx



1/42 Madeleine Rd CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$820,000
Method: Auction Sale
Date: 07/03/2026
Property Type: Unit

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