

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

57 Carinish Road, Clayton Vic 3168

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,210,000

Property Type House

Suburb Clayton

Period - From 01/04/2026

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	75 Carinish Rd CLAYTON 3168	\$1,180,000	09/05/2026
2	30 Scotsburn Av CLAYTON 3168	\$1,060,500	09/05/2026
3	38 Harlington St CLAYTON 3168	\$1,210,000	18/04/2026

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:

04/09/2026 14:33



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2026: \$1,210,000

Comparable Properties



75 Carinish Rd CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,180,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 677 sqm approx



30 Scotsburn Av CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,060,500
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 697 sqm approx



38 Harlington St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,210,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 714 sqm approx

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