

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

2/10-12 MANOON ROAD CLAYTON SOUTH VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,125

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

1/31 SPRINGS ROAD CLAYTON SOUTH VIC 3169	\$750,000	14-Jan-26
1/3 STRADBROKE STREET OAKLEIGH SOUTH VIC 3167	\$740,000	09-May-26
3/41-49 TULLY ROAD CLARINDA VIC 3169	\$722,000	21-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 19 May 2026



**1/31 SPRINGS ROAD CLAYTON
SOUTH VIC 3169**

1 2 3

Sold Price **\$750,000** Sold Date **14-Jan-26**

Distance **0.11km**



**1/3 STRADBROKE STREET
OAKLEIGH SOUTH VIC 3167**

3 1 2

Sold Price ^{RS} **\$740,000** Sold Date **09-May-26**

Distance **1.91km**



**3/41-49 TULLY ROAD CLARINDA
VIC 3169**

3 1 2

Sold Price **\$722,000** Sold Date **21-Feb-26**

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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