

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

36/1 GREENFIELD DRIVE CLAYTON VIC 3168

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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2025

to

28 Feb 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

11/1 GREENFIELD DRIVE CLAYTON VIC 3168	\$420,000	11-Oct-25
9/1 GREENFIELD DRIVE CLAYTON VIC 3168	\$430,000	12-Dec-25
12/1 GREENFIELD DRIVE CLAYTON VIC 3168	\$420,000	04-Dec-25

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: 03 March 2026



11/1 GREENFIELD DRIVE CLAYTON VIC 3168

Sold Price

\$420,000

Sold Date

11-Oct-25

 2

 1

 1

Distance

0km



9/1 GREENFIELD DRIVE CLAYTON VIC 3168

Sold Price

\$430,000

Sold Date

12-Dec-25

 2

 1

 1

Distance

0km



12/1 GREENFIELD DRIVE CLAYTON VIC 3168

Sold Price

\$420,000

Sold Date

04-Dec-25

 2

 1

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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