

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

3/25 THOMPSON STREET 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2024

to

31 Aug 2025

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

1/28 BANKSIA STREET CLAYTON VIC 3168	\$697,500	27-Apr-25
2/27 ROBINSON STREET CLAYTON VIC 3168	\$780,000	23-Aug-25
2/18-20 FRANCIS STREET CLAYTON VIC 3168	\$605,000	29-Jun-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: 09 September 2025



**1/28 BANKSIA STREET CLAYTON
VIC 3168**

2 2 1

Sold Price

\$697,500

Sold Date

27-Apr-25

Distance

0.33km



**2/27 ROBINSON STREET CLAYTON
VIC 3168**

2 1 1

Sold Price

^{RS} **\$780,000**

Sold Date

23-Aug-25

Distance

0.44km



**2/18-20 FRANCIS STREET
CLAYTON VIC 3168**

2 1 2

Sold Price

^{RS} **\$605,000**

Sold Date

29-Jun-25

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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