

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

7 MANATUNGA 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Clayton

Period-from

01 Jun 2025

to

31 May 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

5 ROYALTY STREET CLAYTON VIC 3168	\$1,440,000	05-Jun-26
18 MADELEINE ROAD CLAYTON VIC 3168	\$1,380,000	16-Feb-26
100 KANOOKA GROVE CLAYTON VIC 3168	\$1,375,000	07-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: 29 June 2026



5 ROYALTY STREET CLAYTON VIC 3168

Sold Price

^{RS}

\$1,440,000

Sold Date

05-Jun-26

3

1

2

Distance

0.21km



18 MADELEINE ROAD CLAYTON VIC 3168

Sold Price

^{RS}

\$1,380,000

Sold Date

16-Feb-26

3

1

1

Distance

0.45km



100 KANOOKA GROVE CLAYTON VIC 3168

Sold Price

\$1,375,000

Sold Date

07-Feb-26

3

1

1

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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