

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

3/3 MARSHALL AVENUE 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

\$650,000

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2024

to

31 Oct 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

1/74 MARSHALL AVENUE CLAYTON VIC 3168	\$595,000	31-Jul-25
3/25 THOMPSON STREET CLAYTON VIC 3168	\$775,000	09-Oct-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: 18 November 2025



**1/74 MARSHALL AVENUE
CLAYTON VIC 3168**

2 1 3

Sold Price **\$595,000** Sold Date **31-Jul-25**

Distance **0.65km**



**3/25 THOMPSON STREET
CLAYTON VIC 3168**

2 2 1

Sold Price ^{RS} **\$775,000** Sold Date **09-Oct-25**

Distance **1.57km**

RS = Recent sale **UN** = Undisclosed Sale

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