

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

8/1422 CENTRE 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Oct 2024

to

30 Sep 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

15/1324-1328 CENTRE ROAD CLAYTON SOUTH VIC 3169	430000	15-Sep-25
6/1422 CENTRE ROAD CLAYTON SOUTH VIC 3169	455000	23-Sep-25
11/4-6 MANATUNGA STREET CLAYTON VIC 3168	404000	16-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: 30 October 2025



**15/1324-1328 CENTRE ROAD
CLAYTON SOUTH VIC 3169**

2 1 1

Sold Price

^{RS}

430000

Sold Date

15-Sep-25

Distance

-



**6/1422 CENTRE ROAD CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price

455000

Sold Date

23-Sep-25

Distance

-



**11/4-6 MANATUNGA STREET
CLAYTON VIC 3168**

2 1 1

Sold Price

^{RS}

404000

Sold Date

16-Oct-25

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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