

## 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

49 ORMOND ROAD CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,292,500

Property type

House

Suburb

Clayton

Period-from

01 Apr 2025

to

31 Mar 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

195 CARINISH ROAD CLAYTON VIC 3168	\$1,161,000	08-Nov-25
25 KITSON ROAD CLAYTON SOUTH VIC 3169	\$985,000	13-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: 16 April 2026



**195 CARINISH ROAD CLAYTON VIC 3168** Sold Price **\$1,161,000** Sold Date **08-Nov-25**

2 1 1

Distance **1.22km**



**25 KITSON ROAD CLAYTON SOUTH VIC 3169** Sold Price **\$985,000** Sold Date **13-Dec-25**

2 1 2

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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