

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

2/1419 CENTRE ROAD 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2025

to

30 Jun 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

3/13 LANTANA STREET CLAYTON VIC 3168	\$942,000	26-May-26
3/55 MARSHALL AVENUE CLAYTON VIC 3168	\$975,000	30-May-26
6/25-27 COANE STREET OAKLEIGH EAST VIC 3166	\$980,000	23-May-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: 09 July 2026



**3/13 LANTANA STREET CLAYTON
VIC 3168**

Sold Price

^{RS}

\$942,000

Sold Date

26-May-26



4



2



2

Distance

1.11km



**3/55 MARSHALL AVENUE
CLAYTON VIC 3168**

Sold Price

^{RS}

\$975,000

Sold Date

30-May-26



4



3



2

Distance

1.93km



**6/25-27 COANE STREET
OAKLEIGH EAST VIC 3166**

Sold Price

^{RS}

\$980,000

Sold Date

23-May-26



4



4



2

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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