

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

2/63 ORMOND 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,888

Property type

Unit

Suburb

Clayton

Period-from

01 Aug 2024

to

31 Jul 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

3/34-36 ORMOND ROAD CLAYTON VIC 3168	\$867,500	09-Apr-25
3/36 PANORAMA STREET CLAYTON VIC 3168	\$945,000	02-Aug-25
3/8-10 EVELYN STREET CLAYTON VIC 3168	\$890,000	16-Aug-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: 28 August 2025



3/34-36 ORMOND ROAD CLAYTON VIC 3168

3 2 2

Sold Price \$867,500 Sold Date 09-Apr-25

Distance 0.24km



3/36 PANORAMA STREET CLAYTON VIC 3168

3 2 2

Sold Price ^{RS} \$945,000 Sold Date 02-Aug-25

Distance 1.69km



3/8-10 EVELYN STREET CLAYTON VIC 3168

3 2 2

Sold Price ^{RS} \$890,000 Sold Date 16-Aug-25

Distance 1.92km

RS = Recent sale

UN = Undisclosed Sale

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