

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

3/1437 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	\$880,000	&	\$920,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$680,000	Property type	Unit	Suburb	Clayton
Period-from	01 Feb 2025	to	31 Jan 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
1/24 FRANK AVENUE CLAYTON SOUTH VIC 3169	\$950,000	31-Jan-26
3/6 MCGREGOR STREET CLAYTON VIC 3168	\$940,000	29-Oct-25
3/15 MANOON ROAD CLAYTON SOUTH VIC 3169	\$990,000	10-Nov-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: 08 February 2026



1/24 FRANK AVENUE CLAYTON
SOUTH VIC 3169

4 3 1

Sold Price

^{RS} \$950,000 Sold Date 31-Jan-26

Distance 0.66km



3/6 MCGREGOR STREET CLAYTON
VIC 3168

4 3 2

Sold Price \$940,000 Sold Date 29-Oct-25

Distance 0.74km



3/15 MANOON ROAD CLAYTON
SOUTH VIC 3169

4 3 2

Sold Price

\$990,000 Sold Date 10-Nov-25

Distance 1.07km

RS = Recent sale

UN = Undisclosed Sale

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