

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

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**

Sold Price

^{RS}

\$950,000

Sold Date

31-Jan-26



4



3



1

Distance

0.66km



**3/6 MCGREGOR STREET CLAYTON
VIC 3168**

Sold Price

\$940,000

Sold Date

29-Oct-25



4



3



2

Distance

0.74km



**3/15 MANOON ROAD CLAYTON
SOUTH VIC 3169**

Sold Price

\$990,000

Sold Date

10-Nov-25



4



3



2

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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