

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

2/30 COLONEL STREET 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

&

\$880,000

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

2/82 BROWNS ROAD CLAYTON VIC 3168	\$860,000	09-Apr-25
2/39 MANTON ROAD CLAYTON VIC 3168	\$900,000	05-Jun-25
2/10 ATLANTIC STREET CLAYTON VIC 3168	\$840,000	26-Jul-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: 07 August 2025



**2/82 BROWNS ROAD CLAYTON
VIC 3168**

4 2 1

Sold Price

\$860,000

Sold Date **09-Apr-25**

Distance

0.86km



**2/39 MANTON ROAD CLAYTON
VIC 3168**

3 2 1

Sold Price

\$900,000

Sold Date **05-Jun-25**

Distance

0.76km



**2/10 ATLANTIC STREET CLAYTON
VIC 3168**

3 2 1

Sold Price

^{RS} **\$840,000**

Sold Date **26-Jul-25**

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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