

## 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

18A LAURA STREET CLAYTON SOUTH VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Nov 2024

to

31 Oct 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1/51 MAIN ROAD CLAYTON SOUTH VIC 3169      | \$840,000 | 26-Aug-25 |
| 2/47 MAIN ROAD CLAYTON SOUTH VIC 3169      | \$875,000 | 06-Sep-25 |
| 3/10-12 MANOON ROAD CLAYTON SOUTH VIC 3169 | \$915,000 | 13-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: 19 November 2025



**1/51 MAIN ROAD CLAYTON SOUTH  
VIC 3169**

Sold Price

**\$840,000**

Sold Date **26-Aug-25**

4

2

1

Distance

**0.43km**



**2/47 MAIN ROAD CLAYTON  
SOUTH VIC 3169**

Sold Price

<sup>RS</sup> **\$875,000**

Sold Date **06-Sep-25**

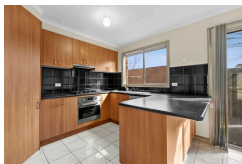
3

1

2

Distance

**0.4km**



**3/10-12 MANOON ROAD CLAYTON  
SOUTH VIC 3169**

Sold Price

<sup>RS</sup> **\$915,000**

Sold Date **13-Nov-25**

3

1

1

Distance

**1.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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