

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

6 RUSS STREET CLAYTON SOUTH VIC 3169

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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

1/8 KALLAY STREET CLAYTON SOUTH VIC 3169	\$970,000	15-Mar-25
43A SPRINGS ROAD CLAYTON SOUTH VIC 3169	\$980,000	12-Apr-25
1/27 MANOON ROAD CLAYTON SOUTH VIC 3169	\$1,053,000	08-Mar-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: 04 June 2025



1/8 KALLAY STREET CLAYTON SOUTH VIC 3169

 3  2  1

Sold Price **\$970,000** Sold Date **15-Mar-25**

Distance **0.23km**

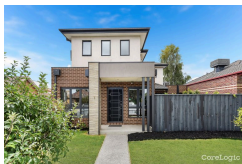


43A SPRINGS ROAD CLAYTON SOUTH VIC 3169

 4  2  1

Sold Price ^{RS} **\$980,000** ^{UN} Sold Date **12-Apr-25**

Distance **0.23km**



1/27 MANOON ROAD CLAYTON SOUTH VIC 3169

 3  2  2

Sold Price ^{RS} **\$1,053,000** Sold Date **08-Mar-25**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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