

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

3/12 CANTALA 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

\$1,000,000

&

\$1,100,000

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

3/25 EVELYN STREET CLAYTON VIC 3168	\$1,110,000	28-Nov-25
1/3 KOONAWARRA STREET CLAYTON VIC 3168	\$1,100,000	06-Dec-25
1C TENNYSON AVENUE CLAYTON SOUTH VIC 3169	\$1,000,000	07-Feb-26

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: 13 February 2026



**3/25 EVELYN STREET CLAYTON
VIC 3168**

4 2 2

Sold Price

\$1,110,000

Sold Date

28-Nov-25

Distance

0.17km



**1/3 KOONAWARRA STREET
CLAYTON VIC 3168**

5 4 1

Sold Price

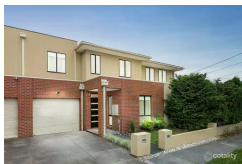
\$1,100,000

Sold Date

06-Dec-25

Distance

1.37km



**1C TENNYSON AVENUE CLAYTON
SOUTH VIC 3169**

5 3 1

Sold Price

^{RS}**\$1,000,000**

Sold Date

07-Feb-26

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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