

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

\$1,080,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2025

to

31 Mar 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

1/82 MARGARET STREET CLAYTON VIC 3168	\$1,215,500	07-Mar-26
3/1437 CENTRE ROAD CLAYTON VIC 3168	\$1,050,000	19-Mar-26
3/17 FAULKINER STREET CLAYTON VIC 3168	\$1,076,000	28-Mar-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: 24 April 2026



1/82 MARGARET STREET CLAYTON VIC 3168 Sold Price

^{RS} **\$1,215,500** Sold Date **07-Mar-26**

5 3 2

Distance **0.89km**



3/1437 CENTRE ROAD CLAYTON VIC 3168 Sold Price

^{RS} **\$1,050,000** Sold Date **19-Mar-26**

4 3 1

Distance **1.18km**



3/17 FAULKINER STREET CLAYTON VIC 3168 Sold Price

^{RS} **\$1,076,000** Sold Date **28-Mar-26**

4 3 2

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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