

## 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

2/203 CLAYTON ROAD CLAYTON VIC 3168

### 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

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,750

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2025

to

30 Jun 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

1/42 MADELEINE ROAD CLAYTON VIC 3168	\$820,000	07-Mar-26
2/70 HARLINGTON STREET CLAYTON VIC 3168	\$800,000	21-Mar-26
2/30 CAMBRO ROAD CLAYTON VIC 3168	\$733,500	20-Jun-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: 02 July 2026



**1/42 MADELEINE ROAD CLAYTON  
VIC 3168**

3 1 1

Sold Price

**\$820,000**

Sold Date **07-Mar-26**

Distance

**0km**



**2/70 HARLINGTON STREET  
CLAYTON VIC 3168**

3 1 2

Sold Price

**\$800,000**

Sold Date **21-Mar-26**

Distance

**1.47km**



**2/30 CAMBRO ROAD CLAYTON  
VIC 3168**

3 1 2

Sold Price

<sup>RS</sup> **\$733,500** <sup>UN</sup>

Sold Date **20-Jun-26**

Distance

**1.9km**

RS = Recent sale

UN = Undisclosed Sale

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