

## 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

71 MANTON 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

\$1,300,000

&

\$1,380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,310,000

Property type

House

Suburb

Clayton

Period-from

01 Dec 2024

to

30 Nov 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

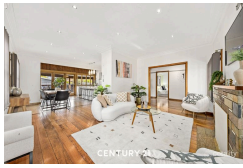
Date of sale

104 BROWNS ROAD CLAYTON VIC 3168	\$1,300,000	21-Aug-25
24 BROWNS ROAD CLAYTON VIC 3168	\$1,530,000	11-Oct-25
11 SINCLAIR STREET OAKLEIGH SOUTH VIC 3167	\$1,302,000	13-Sep-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: 29 December 2025



**104 BROWNS ROAD CLAYTON VIC 3168** Sold Price **\$1,300,000** Sold Date **21-Aug-25**

3 1 2

Distance **1.52km**



**24 BROWNS ROAD CLAYTON VIC 3168** Sold Price <sup>RS</sup> **\$1,530,000** Sold Date **11-Oct-25**

3 1 2

Distance **1.05km**



**11 SINCLAIR STREET OAKLEIGH SOUTH VIC 3167** Sold Price <sup>RS</sup> **\$1,302,000** Sold Date **13-Sep-25**

3 1 2

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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