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

1242a Centre Road, Clayton South Vic 3169

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$850,000		&		\$900,000)		
Median sale p	rice							
Median price	\$965,000	Pro	operty Type	Hou	se		Suburb	Clayton South
Period - From	01/04/2025	to	30/06/2025		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	22 Glenelg Dr CLAYTON SOUTH 3169	\$898,000	16/04/2025
2	63 Sylvander St CLAYTON SOUTH 3169	\$978,000	11/04/2025
3	9 Kitson Rd CLAYTON SOUTH 3169	\$936,000	05/04/2025

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 six months.

This Statement of Information was prepared on:

24/07/2025 20:43



JellisCraig





Property Type: House Land Size: 621 sqm approx Agent Comments Sean Lin 8849 8088 0452 050 331 seanlin@jelliscraig.com.au

Indicative Selling Price \$850,000 - \$900,000 Median House Price June quarter 2025: \$965,000

Comparable Properties

	22 Glenelg Dr CLAYTON SOUTH 3169 (VG)	Agent Comments
	jennaj 4 🙀 - 🋱 -	
	Price: \$898,000	
	Method: Sale	
	Date: 16/04/2025 Property Type: House (Res)	
	Land Size: 535 sqm approx	
the state	63 Sylvander St CLAYTON SOUTH 3169 (REI/VG)	Agent Comments
A ANA	1 2	
	Price: \$978,000	
The second second	Method: Sold Before Auction	
	Date: 11/04/2025	
A PROPERTY AND	Property Type: House	
	Land Size: 530 sqm approx	
the second second	9 Kitson Rd CLAYTON SOUTH 3169 (REI)	Agent Comments
	1 3 1 2	
	Price: \$936,000	
	Method: Auction Sale	
	Date: 05/04/2025	
	Property Type: House (Res)	
Carl And And	Land Size: 530 sqm approx	

Account - Jellis Craig | P: 03 88498088



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Ch). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.