

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 consumer.vic.gov.au/underquoting

Range between \$850,000 & \$900,000

Median sale price

Median price

\$965,000

Property Type

House

Suburb

Clayton South

Period - From

01/04/2025

to

30/06/2025

Source

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.

	Address 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



4 2 2

Property Type: House
Land Size: 621 sqm approx
Agent Comments

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

4 - -

Price: \$898,000
Method: Sale
Date: 16/04/2025
Property Type: House (Res)
Land Size: 535 sqm approx



63 Sylvander St CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

3 1 2

Price: \$978,000
Method: Sold Before Auction
Date: 11/04/2025
Property Type: House
Land Size: 530 sqm approx



9 Kitson Rd CLAYTON SOUTH 3169 (REI)

Agent Comments

3 1 2

Price: \$936,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 530 sqm approx