

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

4/23 FRANCIS 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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,250

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

2/18-20 FRANCIS STREET CLAYTON VIC 3168	\$605,000	29-Jun-25
2/7 ROSE STREET CLAYTON VIC 3168	\$730,000	29-Mar-25
3/1439 CENTRE ROAD CLAYTON VIC 3168	\$630,000	03-May-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: 12 July 2025



2/18-20 FRANCIS STREET CLAYTON VIC 3168

 2  1  2

Sold Price

^{RS} **\$605,000** Sold Date **29-Jun-25**

Distance **0.09km**



2/7 ROSE STREET CLAYTON VIC 3168

 2  1  1

Sold Price

\$730,000 Sold Date **29-Mar-25**

Distance **0.27km**



3/1439 CENTRE ROAD CLAYTON VIC 3168

 2  2  1

Sold Price

\$630,000 Sold Date **03-May-25**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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