

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

2/2 Manoon Road, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$910,000

Property Type

Townhouse

Suburb

Clayton South

Period - From

14/07/2024

to

13/07/2025

Source

Property Data

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	1/5 Wicks Ct OAKLEIGH SOUTH 3167	\$805,000	12/04/2025
2	2/5 Mack Cr CLARINDA 3169	\$791,000	05/03/2025
3	2/126 Bourke Rd CLARINDA 3169	\$885,000	22/02/2025

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:

14/07/2025 14:37



3 2 2

Property Type: SINGLE LEVEL UNIT

Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Townhouse Price
14/07/2024 - 13/07/2025: \$910,000

Comparable Properties



1/5 Wicks Ct OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

3 2 1

Price: \$805,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Unit



2/5 Mack Cr CLARINDA 3169 (REI)

Agent Comments

3 2 1

Price: \$791,000
Method: Auction Sale
Date: 05/03/2025
Property Type: Unit

2/126 Bourke Rd CLARINDA 3169 (REI/VG)

Agent Comments

3 2 2

Price: \$885,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit

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