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	2/2 Manoon Road, Clayton South Vic 3169
Including suburb and	
postcode	

Indicative selling price

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

, , , , , , , , , , , , , , , , , , , ,	Range between	\$780,000	&	\$850,000
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Median sale price

Median price	\$910,000	Pro	perty Type T	ownhouse		Suburb	Clayton South
Period - From	14/07/2024	to	13/07/2025	So	ource	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

Add	dress 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 comparableproperties 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













Property Type: SINGLE LEVEL

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

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



2/5 Mack Cr CLARINDA 3169 (REI)

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







Agent Comments

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





Agent Comments

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

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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