

# 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

2/18 Manoon Road, Clayton South Vic 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000

&

\$740,000

### Median sale price

Median price \$779,000

Property Type Unit

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	1/1149 Centre Rd OAKLEIGH SOUTH 3167	\$768,000	30/04/2025
2	1/1377 Centre Rd CLAYTON 3168	\$680,000	21/02/2025
3	1/38 Elder St CLARINDA 3169	\$767,000	15/02/2025

**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:

26/07/2025 16:59

Michael Renzella

03 9568 2000

0400 105 005

michael.renzella@raywhite.com

**Indicative Selling Price**

\$680,000 - \$740,000

**Median Unit Price**

June quarter 2025: \$779,000



3 1 2

**Property Type:** UNIT

Agent Comments

## Comparable Properties



1/1149 Centre Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

3 1 1

**Price:** \$768,000

**Method:** Private Sale

**Date:** 30/04/2025

**Property Type:** Unit

**Land Size:** 261 sqm approx



1/1377 Centre Rd CLAYTON 3168 (REI/VG)

Agent Comments

3 1 1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 21/02/2025

**Property Type:** Unit



1/38 Elder St CLARINDA 3169 (REI/VG)

Agent Comments

3 1 1

**Price:** \$767,000

**Method:** Auction Sale

**Date:** 15/02/2025

**Property Type:** Unit

**Land Size:** 340 sqm approx

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