

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

301/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$355,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Jun 2024

to

31 May 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

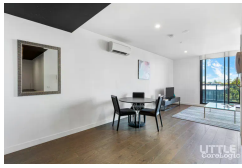
Date of sale

203/2 CLARKSON COURT CLAYTON VIC 3168	\$375,000	13-May-25
312/19-21 HANOVER STREET OAKLEIGH VIC 3166	\$368,000	01-Mar-25
10/10 ARNOTT STREET CLAYTON VIC 3168	\$355,000	09-Jan-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: 09 June 2025



**203/2 CLARKSON COURT
CLAYTON VIC 3168**

1 1 1

Sold Price

^{RS}

\$375,000

Sold Date

13-May-25

Distance

2.86km



**312/19-21 HANOVER STREET
OAKLEIGH VIC 3166**

1 1 1

Sold Price

\$368,000

Sold Date

01-Mar-25

Distance

4.38km



**10/10 ARNOTT STREET CLAYTON
VIC 3168**

1 1 1

Sold Price

^{RS}

\$355,000

Sold Date

09-Jan-25

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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