

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

3/1474-1478 NORTH ROAD 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

or range
between

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,750

Property type

Unit

Suburb

Clayton

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

14/1474-1478 NORTH ROAD CLAYTON VIC 3168	\$700,000	02-May-26
1/52 STOCKDALE AVENUE CLAYTON VIC 3168	\$860,000	04-Mar-26
3/133 CLAYTON ROAD OAKLEIGH EAST VIC 3166	\$908,000	20-Nov-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: 19 May 2026



**14/1474-1478 NORTH ROAD
CLAYTON VIC 3168**

3 2 2

Sold Price

^{RS}

\$700,000

Sold Date **02-May-26**

Distance

0km



**1/52 STOCKDALE AVENUE
CLAYTON VIC 3168**

3 2 2

Sold Price

\$860,000

Sold Date **04-Mar-26**

Distance

0.42km



**3/133 CLAYTON ROAD OAKLEIGH
EAST VIC 3166**

3 2 2

Sold Price

\$908,000

Sold Date **20-Nov-25**

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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