

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

1/8 Carlson Avenue, Clayton Vic 3168

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 \$867,750 Property Type Townhouse Suburb Clayton

Period - From 18/06/2024 to 17/06/2025 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	3/6 Prince Charles St CLAYTON 3168	\$850,000	02/05/2025
2	3/54 Edinburgh St CLAYTON 3168	\$887,500	05/04/2025
3	1/1434 North Rd CLAYTON 3168	\$777,000	09/02/2025

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:

18/06/2025 14:00



Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Townhouse Price
18/06/2024 - 17/06/2025: \$867,750

Comparable Properties



3/6 Prince Charles St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 02/05/2025
Property Type: Townhouse (Res)
Land Size: 180 sqm approx

3/54 Edinburgh St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$887,500
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)



1/1434 North Rd CLAYTON 3168 (VG)

Agent Comments



Price: \$777,000
Method: Sale
Date: 09/02/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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