

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

14 Meppel Drive, Clayton South VIC 3169

Indicative selling price

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

Range between

\$1,250,000

&

\$1,325,000

Median sale price

Median price

\$940,000

Property Type

House

Suburb

Clayton South

Period - From

07/01/2025

to

06/07/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6 Glenelg Drive Clayton South VIC 3169	\$1,335,000	24/05/2025
31 Sundowner Avenue Clarinda VIC 3169	\$1,350,000	22/03/2025
12 Barrington Crescent Clayton South VIC 3169	\$1,365,000	21/06/2025

This Statement of Information was prepared on:

07/07/2025