

# 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

11/9 Rose Street, Clayton Vic 3168

### Indicative selling price

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

Range between \$850,000 & \$900,000

### Median sale price

Median price \$867,750 Property Type Townhouse Suburb Clayton

Period - From 08/07/2024 to 07/07/2025 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	3/11 Iona St CLAYTON 3168	\$911,000	05/07/2025
2	2/28 Lerina St OAKLEIGH EAST 3166	\$912,000	28/06/2025
3			

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: 08/07/2025 12:30



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Property Type: Townhouse (Res)  
Agent Comments

Indicative Selling Price  
\$850,000 - \$900,000  
Median Townhouse Price  
08/07/2024 - 07/07/2025: \$867,750

## Comparable Properties



3/11 Iona St CLAYTON 3168 (REI)

Agent Comments

3 1 1

Price: \$911,000  
Method: Auction Sale  
Date: 05/07/2025  
Property Type: Townhouse (Single)



2/28 Lerina St OAKLEIGH EAST 3166 (REI)

Agent Comments

3 1 1

Price: \$912,000  
Method: Auction Sale  
Date: 28/06/2025  
Property Type: Townhouse (Res)

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.

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