

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

6 PENN STREET 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,250

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2024

to

30 Jun 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

8/7 CRAWFORD ROAD CLARINDA VIC 3169	\$825,000	21-May-25
2/32 SIMON STREET CLAYTON SOUTH VIC 3169	\$800,000	12-Apr-25
1/5 WICKS COURT OAKLEIGH SOUTH VIC 3167	\$805,000	12-Apr-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: 02 July 2025



8/7 CRAWFORD ROAD CLARINDA VIC 3169

 3  1  -

Sold Price

^{RS} **\$825,000**

Sold Date

21-May-25

Distance

0.69km



2/32 SIMON STREET CLAYTON SOUTH VIC 3169

 3  1  1

Sold Price

\$800,000

Sold Date

12-Apr-25

Distance

0.94km



1/5 WICKS COURT OAKLEIGH SOUTH VIC 3167

 3  2  1

Sold Price

\$805,000

Sold Date

12-Apr-25

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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