

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

2/63 ORMOND 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,888

Property type

Unit

Suburb

Clayton

Period-from

01 Aug 2024

to

31 Jul 2025

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

12 PEPPERCORN WAY CLAYTON SOUTH VIC 3169	\$910,000	14-Jun-25
13B FIRST STREET CLAYTON SOUTH VIC 3169	\$870,000	09-Jul-25
3/6 PRINCE CHARLES STREET CLAYTON VIC 3168	\$850,000	29-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: 07 August 2025



12 PEPPERCORN WAY CLAYTON SOUTH VIC 3169

3 2 1

Sold Price

^{RS} **\$910,000**

Sold Date

14-Jun-25

Distance

1.57km



13B FIRST STREET CLAYTON SOUTH VIC 3169

3 2 1

Sold Price

^{RS} **\$870,000**

Sold Date

09-Jul-25

Distance

2.2km



3/6 PRINCE CHARLES STREET CLAYTON VIC 3168

3 2 1

Sold Price

\$850,000

Sold Date

29-Apr-25

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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