

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

15 MCBEAN 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

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,215,750

Property type

House

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

1/1434 NORTH ROAD CLAYTON VIC 3168	\$777,000	09-Feb-25
2/39 MANOON ROAD CLAYTON SOUTH VIC 3169	\$783,000	22-Mar-25
11/47-51 EVELYN STREET CLAYTON VIC 3168	\$770,000	03-Jun-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: 08 August 2025



**1/1434 NORTH ROAD CLAYTON
VIC 3168**

 3  1  2

Sold Price

\$777,000

Sold Date **09-Feb-25**

Distance **1.28km**



**2/39 MANOON ROAD CLAYTON
SOUTH VIC 3169**

 2  1  -

Sold Price

^{RS} **\$783,000**

Sold Date **22-Mar-25**

Distance **0.72km**



**11/47-51 EVELYN STREET
CLAYTON VIC 3168**

 2  2  1

Sold Price

\$770,000

Sold Date **03-Jun-25**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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