

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

1/74 MARSHALL AVENUE 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

\$530,000

&

\$580,000

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

5/21-23 MORTON STREET CLAYTON VIC 3168	\$560,000	18-Mar-25
15/19 NONNA STREET OAKLEIGH EAST VIC 3166	\$570,000	16-Apr-25
G02/2029 DANDENONG ROAD CLAYTON VIC 3168	\$540,000	19-Mar-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



5/21-23 MORTON STREET CLAYTON VIC 3168

2 1 -

Sold Price

\$560,000

Sold Date

18-Mar-25

Distance

1.03km



15/19 NONNA STREET OAKLEIGH EAST VIC 3166

2 1 1

Sold Price

\$570,000

Sold Date

16-Apr-25

Distance

1.84km



G02/2029 DANDENONG ROAD CLAYTON VIC 3168

2 1 1

Sold Price

\$540,000

Sold Date

19-Mar-25

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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