

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

3/29 BANKSIA 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

\$885,000

&

\$930,000

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

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

1/1 DUNSTAN STREET CLAYTON VIC 3168	\$1,071,000	17-May-25
1A KEITH STREET OAKLEIGH EAST VIC 3166	\$994,000	14-Jun-25
12/1303-1305 CENTRE ROAD CLAYTON VIC 3168	\$925,000	10-Jul-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: 22 July 2025



**1/1 DUNSTAN STREET CLAYTON
VIC 3168**

4 3 2

Sold Price

^{RS}

\$1,071,000

Sold Date

17-May-25

Distance

0.92km



**1A KEITH STREET OAKLEIGH EAST
VIC 3166**

4 3 1

Sold Price

^{RS}

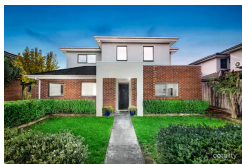
\$994,000

Sold Date

14-Jun-25

Distance

0.74km



**12/1303-1305 CENTRE ROAD
CLAYTON VIC 3168**

4 3 2

Sold Price

^{RS}

\$925,000

Sold Date

10-Jul-25

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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