

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

5/11 Yarram Crescent, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$590,000

&

\$640,000

Median sale price

Median price

\$867,750

Property Type

Townhouse

Suburb

Clayton

Period - From

19/06/2024

to

18/06/2025

Source

Property Data

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 six 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	1/1176 Centre Rd CLARINDA 3169	\$600,000	20/05/2025
2	16 Brushbox Ct CLAYTON 3168	\$652,000	14/01/2025
3	1/11 Browning Av CLAYTON SOUTH 3169	\$570,000	29/12/2024

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 six months.~~

This Statement of Information was prepared on:

19/06/2025 10:09