

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

15a Francis Street, Clayton Vic 3168

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,277,500

Property Type House

Suburb Clayton

Period - From 01/04/2024

to

31/03/2025

Source REIV

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	16 Francis St CLAYTON 3168	\$1,820,000	24/05/2025
2	1 Thomas St CLAYTON 3168	\$1,720,000	05/05/2025
3			

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:

23/06/2025 11:43



 3  1  4

Rooms: 7

Property Type: house

Land Size: 802 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

Year ending March 2025: \$1,277,500

Comparable Properties



16 Francis St CLAYTON 3168 (REI)

Agent Comments

 2  1  1

Price: \$1,820,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)



1 Thomas St CLAYTON 3168 (REI)

Agent Comments

 3  1  4

Price: \$1,720,000

Method: Sold Before Auction

Date: 05/05/2025

Property Type: House (Res)

Land Size: 700 sqm approx

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.

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036