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 betweer	n \$1,800,000		&		\$1,900,000				
Median sale price									
Median price	\$1,277,500	Pro	Property Type Hous		ISE		Suburb	Clayton	
Period - From	01/04/2024	to	31/03/2025		So	urce	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 sixmonths 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



woodards





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) 1 2 1 Price: \$1,820,000 Method: Auction Sale Date: 24/05/2025 Property Type: House (Res)	Agent Comments
1 Thomas St CLAYTON 3168 (REI) 3 1 4 Price: \$1,720,000 Method: Sold Before Auction Date: 05/05/2025 Property Type: House (Res) Land Size: 700 sqm approx	Agent Comments

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.