

# 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

2/82 View Street, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price\*

Median price \$1,020,000

Property Type Townhouse

Suburb Clayton

Period - From 30/01/2026

to 12/05/2026

Source REA

### 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	2/16 Kennaugh St OAKLEIGH EAST 3166	\$1,060,000	02/04/2026
2	3/17 Faulkner St CLAYTON 3168	\$1,076,000	28/03/2026
3	2/6 Clovis St OAKLEIGH EAST 3166	\$1,100,000	03/02/2026

**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:

12/05/2026 14:05

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Townhouse Price \***

30/01/2026 - 12/05/2026: \$1,020,000

\* Agent calculated median



4 3 2

**Property Type:** TOWNHOUSE

**Land Size:** 268 sqm approx

Agent Comments

## Comparable Properties



**2/16 Kennaugh St OAKLEIGH EAST 3166 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 02/04/2026

**Property Type:** Townhouse (Single)



**3/17 Faulkner St CLAYTON 3168 (REI)**

Agent Comments

4 3 2

**Price:** \$1,076,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 288 sqm approx



**2/6 Clovis St OAKLEIGH EAST 3166 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 03/02/2026

**Property Type:** Townhouse (Single)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222