

# 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

1/44 Madeleine Road, 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 \$750,000 & \$790,000

### Median sale price

Median price \$769,000

Property Type Unit

Suburb Clayton

Period - From 01/07/2025

to 30/06/2026

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 | 2/30 Cambro Rd CLAYTON 3168     | \$733,500 | 20/06/2026   |
| 2 | 2/70 Harlington St CLAYTON 3168 | \$800,000 | 21/03/2026   |
| 3 | 1/42 Madeleine Rd CLAYTON 3168  | \$820,000 | 07/03/2026   |

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:

04/08/2026 11:48



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$750,000 - \$790,000  
**Median Unit Price**  
Year ending June 2026: \$769,000

## Comparable Properties



2/30 Cambro Rd CLAYTON 3168 (REI)

Agent Comments



**Price:** \$733,500  
**Method:** Auction Sale  
**Date:** 20/06/2026  
**Property Type:** Unit



2/70 Harlington St CLAYTON 3168 (REI/VG)

Agent Comments



**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 21/03/2026  
**Property Type:** Unit  
**Land Size:** 335 sqm approx



1/42 Madeleine Rd CLAYTON 3168 (REI/VG)

Agent Comments



**Price:** \$820,000  
**Method:** Auction Sale  
**Date:** 07/03/2026  
**Property Type:** Unit

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