

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

2/1927-1929 DANDENONG ROAD CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,750

Property type

Unit

Suburb

Clayton

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

36/1 GREENFIELD DRIVE CLAYTON VIC 3168	\$420,000	27-Mar-26
9/78-80 WELLINGTON ROAD CLAYTON VIC 3168	\$440,000	26-Feb-26
107/40 BETTINA STREET CLAYTON VIC 3168	\$405,000	07-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 07 May 2026



36/1 GREENFIELD DRIVE CLAYTON VIC 3168 Sold Price **\$420,000** Sold Date **27-Mar-26**

 2  1  1

Distance **1.3km**



9/78-80 WELLINGTON ROAD CLAYTON VIC 3168 Sold Price **\$440,000** Sold Date **26-Feb-26**

 2  1  1

Distance **1.36km**



107/40 BETTINA STREET CLAYTON VIC 3168 Sold Price ^{RS} **\$405,000** Sold Date **07-Apr-26**

 2  1  1

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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