

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

2/1 Leslie Court, Clayton South Vic 3169

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$730,000 Property Type Unit Suburb Clayton South

Period - From 01/01/2026 to 31/03/2026 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	2/9 Third St CLAYTON SOUTH 3169	\$828,200	30/05/2026
2	2/350 Haughton Rd CLAYTON 3168	\$880,500	28/03/2026
3	3/15 Newport Rd CLAYTON SOUTH 3169	\$857,000	14/02/2026

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:

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Rooms: 4
Property Type: Unit
Land Size: 210 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Unit Price
March quarter 2026: \$730,000

Comparable Properties



2/9 Third St CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$828,200
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit
Land Size: 232 sqm approx



2/350 Houghton Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$880,500
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit
Land Size: 257 sqm approx



3/15 Newport Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$857,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Unit
Land Size: 225 sqm approx

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