

# 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 7/1802-1806 Dandenong 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 \$400,000 & \$440,000

### Median sale price

Median price \$570,000 Property Type Unit Suburb Clayton

Period - From 26/06/2025 to 25/06/2026 Source Property Data

### 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	4/46-48 Wellington Rd CLAYTON 3168	\$425,000	30/05/2026
2	2/4-6 Manatunga St CLAYTON 3168	\$415,000	13/05/2026
3	9/78-80 Wellington Rd CLAYTON 3168	\$440,000	26/02/2026

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: 26/06/2026 15:01



Property Type: Strata Unit/Flat

Agent Comments

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
26/06/2025 - 25/06/2026: \$570,000

## Comparable Properties



4/46-48 Wellington Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$425,000  
Method: Auction Sale  
Date: 30/05/2026  
Property Type: Unit



2/4-6 Manatunga St CLAYTON 3168 (REI)

Agent Comments



Price: \$415,000  
Method: Private Sale  
Date: 13/05/2026  
Property Type: Apartment



9/78-80 Wellington Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$440,000  
Method: Private Sale  
Date: 26/02/2026  
Property Type: Apartment

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