

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

1/98 Moriah Street, Clayton Vic 3168

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Clayton

Period - From 06/05/2025 to 05/05/2026 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	2/25 Dunstan St CLAYTON 3168	\$920,000	11/04/2026
2	1/73 Jaguar Dr CLAYTON 3168	\$861,000	28/03/2026
3	2/70 Harlington St CLAYTON 3168	\$800,000	21/03/2026

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:

06/05/2026 13:44

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Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

06/05/2025 - 05/05/2026: \$700,000



 3  1  2

Property Type: Unit

Land Size: 360 sqm approx

Agent Comments

Comparable Properties



2/25 Dunstan St CLAYTON 3168 (REI)

Agent Comments

 3  1  2

Price: \$920,000

Method: Auction Sale

Date: 11/04/2026

Property Type: Unit

Land Size: 200 sqm approx



1/73 Jaguar Dr CLAYTON 3168 (REI)

Agent Comments

 3  1  1

Price: \$861,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit



2/70 Harlington St CLAYTON 3168 (REI)

Agent Comments

 3  1  2

Price: \$800,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit

Land Size: 335 sqm approx

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