

# 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

3/2 Manoon Road, Clayton South Vic 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$923,000 Property Type Townhouse Suburb Clayton South

Period - From 11/05/2025 to 10/05/2026 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	2/350 Haughton Rd CLAYTON 3168	\$880,500	28/03/2026
2	3/15 Newport Rd CLAYTON SOUTH 3169	\$857,000	14/02/2026
3	1/38 Melaleuca Dr CLARINDA 3169	\$900,500	23/11/2025

**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:

11/05/2026 15:46



**Rooms:** 4

**Property Type:** Unit

Agent Comments

## Comparable Properties



**2/350 Haughton 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



**1/38 Melaleuca Dr CLARINDA 3169 (REI/VG)**

Agent Comments



**Price:** \$900,500

**Method:** Auction Sale

**Date:** 23/11/2025

**Property Type:** Unit

**Land Size:** 310 sqm approx