

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

Single price \$869,000

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	3/15 Newport Rd CLAYTON SOUTH 3169	\$857,000	14/02/2026
2			
3			

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:

23/06/2026 17:03

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Indicative Selling Price

\$869,000

Median Unit Price

March quarter 2026: \$730,000



 3  2  2

Property Type: Unit

Agent Comments

Comparable Properties



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

Agent Comments

 3  2  2

Price: \$857,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Unit

Land Size: 225 sqm approx

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.

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