

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

3/28 BANKSIA STREET CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

1/74 MARSHALL AVENUE CLAYTON VIC 3168	\$595,000	31-Jul-25
1/1176 CENTRE ROAD CLARINDA VIC 3169	\$600,000	20-May-25
2/18-20 FRANCIS STREET CLAYTON VIC 3168	\$605,000	29-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 03 November 2025



**1/74 MARSHALL AVENUE
CLAYTON VIC 3168**

2 1 3

Sold Price **\$595,000** Sold Date **31-Jul-25**

Distance **0.78km**



**1/1176 CENTRE ROAD CLARINDA
VIC 3169**

2 1 1

Sold Price **\$600,000** Sold Date **20-May-25**

Distance **1.76km**



**2/18-20 FRANCIS STREET
CLAYTON VIC 3168**

2 1 2

Sold Price **\$605,000** Sold Date **29-Jun-25**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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