

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

6/1 MONASH GREEN DRIVE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2025

to

30 Jun 2026

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

9/78-80 WELLINGTON ROAD CLAYTON VIC 3168	\$440,000	26-Feb-26
107/40 BETTINA STREET CLAYTON VIC 3168	\$405,000	07-Apr-26
15/2 GREENFIELD DRIVE CLAYTON VIC 3168	\$420,000	26-Mar-26

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: 21 July 2026

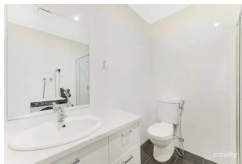


**9/78-80 WELLINGTON ROAD
CLAYTON VIC 3168**

2 1 1

Sold Price **\$440,000** Sold Date **26-Feb-26**

Distance **1.1km**



**107/40 BETTINA STREET
CLAYTON VIC 3168**

2 1 1

Sold Price **\$405,000** Sold Date **07-Apr-26**

Distance **1.02km**



**15/2 GREENFIELD DRIVE CLAYTON
VIC 3168**

2 1 1

Sold Price **\$420,000** Sold Date **26-Mar-26**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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