

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

B303/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,125

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2025

to

30 Apr 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

201/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$560,000	22-Feb-26
407/3 ORCHID STREET CLAYTON SOUTH VIC 3169	\$530,000	04-Mar-26
212/868 BLACKBURN ROAD CLAYTON VIC 3168	\$545,000	02-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: 11 May 2026


**201/16 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**
 2
  2
  1

 Sold Price **\$560,000** Sold Date **22-Feb-26**

 Distance **0.11km**

**407/3 ORCHID STREET CLAYTON
SOUTH VIC 3169**
 2
  2
  1

 Sold Price ^{RS} **\$530,000** Sold Date **04-Mar-26**

 Distance **0.21km**

**212/868 BLACKBURN ROAD
CLAYTON VIC 3168**
 2
  2
  1

 Sold Price **\$545,000** Sold Date **02-Mar-26**

 Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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