

## 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 6/177 Carinish Road, Clayton, VIC 3168

### Indicative selling price

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

Single Price \$680,000

### Median sale price

Median price \$670,000 Property Type Unit Suburb Clayton (3168)

Period - From 01/04/2025 to 31/03/2026 Source pricefinder

### Comparable property sales

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
1/1480 CENTRE ROAD, CLAYTON SOUTH VIC 3169	\$640,000	28/01/2026
3/31 TENNYSON AVENUE, CLAYTON SOUTH VIC 3169	\$667,000	16/12/2025
2/31 TENNYSON AVENUE, CLAYTON SOUTH VIC 3169	\$657,750	14/02/2026

This Statement of Information was prepared on: 21/04/2026