Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1 Watton Close Clayton South, 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$750,000 & $800,000

Median sale price

Median price	$940,000	Property Type	HOUSE	Suburb	CLAYTON SOUTH
Period - From	01-Jun-2024	to	31-May-2025	Source	Corelogic

Comparable property sales

	Address of comparable property	Price	Date of sale
1	1 Hayden Road, Clayton South	$800,000	15-Mar-2025
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	46 Bellavista Crescent, Clayton South	$810,000	20-Feb-2025

This statement of information was prepared on 14-Jul-2025 at 10:32:15 AM AEST