# 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<br>Including suburb and postcode | 2/50 Madeleine Road, Clayton VIC 3168 |

## Indicative selling price

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

Single price $899,000

## Median sale price

Median price $930,000 Property Type Unit Suburb Clayton

Period - From 25/08/2025 to 24/02/2026 Source Cotality™

## Comparable property sales (*Delete A or B below as applicable)

**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 six months.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 5/27-29 Colin Road Oakleigh South VIC 3167 | $900,000 | 10/10/2025 |
| 2/24 Coane Street Oakleigh East VIC 3166 | $925,000 | 12/12/2025 |
| | | |

This Statement of Information was prepared on: 25/02/2026

## Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.