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	2/2 McBean Street Clayton, 3168

Indicative selling price

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

Range between	$800,000 & $850,000

Median sale price

Median price	$670,000	Property Type	UNIT	Suburb	CLAYTON
Period - From	01-Jan-2025	to	31-Dec-2025	Source	Cotality

Comparable property sales

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	1/5 Kionga Street Clayton	$840,000	09-Aug-2025
2	2/58 Kanooka Grove Clayton	$790,000	29-Nov-2025
3	5/1303 Centre Road Clayton	$855,000	18-Nov-2025

This statement of information was prepared on 23-Feb-2026 at 10:15:57 AM AEDT