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	1/7 Colonel Street Clayton, 3168

Indicative selling price

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

Range between	$780,000 & $830,000

Median sale price

Median price	$730,000	Property Type	UNIT	Suburb	CLAYTON
Period - From	01-Mar-2025	to	28-Feb-2026	Source	PropTrack

Comparable property sales

	Address of comparable property	Price	Date of sale
1	1/51 View Street, Clayton	$800,000	23-Sep-2025
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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.

This statement of information was prepared on 19-Apr-2026 at 6:07:20 PM AEST