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	10/10-12 Murray Street Clayton, 3168

Indicative selling price

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

Range between	$595,000 & $654,500

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

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	10/1452-1454 North Road Clayton Vic 3168	$645,000	06-Dec-2025
2	1/1480 Centre Road Clayton South	$640,000	28-Jan-2026
3	3/28 Banksia Street Clayton Vic 3168	$580,000	18-Nov-2025

This statement of information was prepared on 18-Apr-2026 at 4:03:49 PM AEST