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 Including suburb and postcode	1/72-74 WELLINGTON ROAD CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$570,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$682,500	Property type	Unit	Suburb	Clayton
Period-from	01 May 2025	to	30 Apr 2026	Source	Cotality

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

A* ~~These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/28 BANKSIA STREET CLAYTON VIC 3168	$580,000	18-Nov-25
14/1474-1478 NORTH ROAD CLAYTON VIC 3168	$700,000	02-May-26

OR

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 6 months.

This Statement of Information was prepared on: 05 May 2026

Harcourts Balwyn

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3/28 BANKSIA STREET CLAYTON VIC 3168

3 1 1

Sold Price **$580,000** Sold Date **18-Nov-25**

Distance **1.65km**



14/1474-1478 NORTH ROAD CLAYTON VIC 3168

3 2 2

Sold Price RS **$700,000** Sold Date **02-May-26**

Distance **1.28km**

RS = Recent sale **UN** = Undisclosed Sale

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