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	3 Shady Mews, Clayton VIC 3168

Indicative selling price

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

Range between $670,000 & $730,000

Median sale price

Median price $769,000 Property Type Unit Suburb Clayton

Period - From 26/01/2026 to 25/07/2026 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
21C Browns Road Clayton VIC 3168	$675,000	25/06/2026
23C Browns Road Clayton VIC 3168	$650,000	20/02/2026

This Statement of Information was prepared on: 27/07/2026