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	2/56 Marshall Avenue, Clayton Vic 3168

Indicative selling price

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

Single price $1,400,000

Median sale price

Median price $915,000 Property Type Townhouse Suburb Clayton

Period - From 26/08/2025 to 25/08/2026 Source Property Data

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 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	1/56 Marshall Av CLAYTON 3168	$1,468,000	23/07/2026
2	36a Beauford St HUNTINGDALE 3166	$1,395,000	18/04/2026
3	2/26 Curran St OAKLEIGH EAST 3166	$1,405,000	14/03/2026

OR

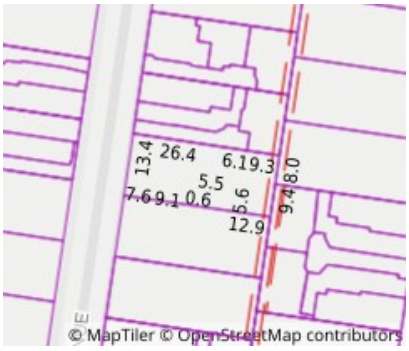
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 26/08/2026 16:36

2/56 Marshall Avenue, Clayton Vic 3168

JellisCraig

Jared Wei
03 8849 8088
0413 260 872
jaredwei@jelliscraig.com.au



7 7 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,400,000
Median Townhouse Price
26/08/2025 - 25/08/2026: $915,000

Comparable Properties



1/56 Marshall Av CLAYTON 3168 (REI)

7 7 2

Price: $1,468,000
Method: Private Sale
Date: 23/07/2026
Property Type: Townhouse (Res)

Agent Comments

36a Beauford St HUNTINGDALE 3166 (REI/VG)

4 3 4

Price: $1,395,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Townhouse (Res)

Agent Comments



2/26 Curran St OAKLEIGH EAST 3166 (REI/VG)

5 2 2

Price: $1,405,000
Method: Private Sale
Date: 14/03/2026
Property Type: Townhouse (Res)
Land Size: 226 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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