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	23 Murdo Road, Clayton VIC 3168

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,215,750 Property Type House Suburb Clayton

Period - From 12/02/2025 to 11/08/2025 Source core_logic

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
14 Banksia Street Clayton VIC 3168	$1,401,000	19/07/2025
20 Renver Road Clayton VIC 3168	$1,365,000	05/03/2025

This Statement of Information was prepared on: 12/08/2025