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	9/1324-1328 Centre Road, Clayton South VIC 3169

Indicative selling price

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

Range between $450,000 & $495,000

Median sale price

Median price $633,750 Property Type Unit Suburb Clayton South

Period - From 23/03/2025 to 22/09/2025 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
14/24 Burton Avenue Clayton VIC 3168	$460,000	27/08/2025
8/8-10 Browns Road Clayton VIC 3168	$518,000	04/06/2025
205/1217 Centre Road Oakleigh South VIC 3167	$450,000	21/04/2025

This Statement of Information was prepared on: 24/09/2025