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	1/1474 Centre Road, Clayton South VIC 3169

Indicative selling price

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

Single price	$825,000

Median sale price

Median price	$612,750	Property Type	Unit	Suburb	Clayton South
Period - From	27/05/2025	to	26/11/2025	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
1/18 Manoon Road Clayton South VIC 3169	$750,000	27/09/2025
1/9 Colonel Street Clayton VIC 3168	$830,000	28/08/2025
3A Maltarra Street Clayton South VIC 3169	$890,000	03/07/2025

This Statement of Information was prepared on: 27/11/2025