

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

2/61 Manton Road, Clayton Vic 3168

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$797,000

Property Type

Unit

Suburb

Clayton

Period - From

01/10/2025

to

31/12/2025

Source

REIV

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	13/27 Myriong St CLAYTON 3168	\$770,000	12/11/2025
2	3/25 Thompson St CLAYTON 3168	\$775,000	08/10/2025
3	1/51 View St CLAYTON 3168	\$800,000	23/09/2025

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:

18/03/2026 16:32



 2
  1
  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

December quarter 2025: \$797,000

Comparable Properties



13/27 Myriong St CLAYTON 3168 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$770,000

Method: Sold Before Auction

Date: 12/11/2025

Property Type: Unit

Land Size: 196 sqm approx



3/25 Thompson St CLAYTON 3168 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$775,000

Method: Sold Before Auction

Date: 08/10/2025

Property Type: Unit



1/51 View St CLAYTON 3168 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$800,000

Method: Private Sale

Date: 23/09/2025

Property Type: Unit

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036