

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

3/1 Morrison Street, Clayton Vic 3168

Indicative selling price

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

Range between \$790,000

&

\$860,000

Median sale price

Median price \$915,000

Property Type Townhouse

Suburb Clayton

Period - From 21/09/2025

to

20/09/2026

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	120 Browns Rd CLAYTON 3168	\$861,000	01/08/2026
2	2/4 Eva St CLAYTON 3168	\$885,000	20/07/2026
3	3/4 Maltarra St CLAYTON SOUTH 3169	\$870,000	15/07/2026

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:

21/09/2026 14:04



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



120 Browns Rd CLAYTON 3168 (REI)

Agent Comments

3 2 2

Price: \$861,000

Method: Auction Sale

Date: 01/08/2026

Property Type: Townhouse (Res)

Land Size: 161 sqm approx



2/4 Eva St CLAYTON 3168 (REI)

Agent Comments

3 2 2

Price: \$885,000

Method: Sold Before Auction

Date: 20/07/2026

Property Type: Townhouse (Res)



3/4 Maltarra St CLAYTON SOUTH 3169 (REI)

Agent Comments

3 2 2

Price: \$870,000

Method: Private Sale

Date: 15/07/2026

Property Type: Townhouse (Single)

Land Size: 182 sqm approx