

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

3/3 Morton Street, Clayton VIC 3168

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$752,750

Property Type

Unit

Suburb

Clayton

Period - From

11/12/2025

to

10/06/2026

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
464A Haughton Road Clayton South VIC 3169	\$800,000	16/05/2026
14/1474-1478 North Road Clayton VIC 3168	\$700,000	02/05/2026
18 Old School Road Notting Hill VIC 3168	\$792,000	13/12/2025

This Statement of Information was prepared on:

11/06/2026