

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

5/1438 CENTRE ROAD CLAYTON SOUTH VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2025

to

31 Aug 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 6 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

5/1422 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$390,000	24-Mar-26
5/4 BROWNING AVENUE CLAYTON SOUTH VIC 3169	\$402,000	10-Jul-26
4/1 MONASH GREEN DRIVE CLAYTON VIC 3168	\$415,000	20-Aug-26

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 6 months.~~

This Statement of Information was prepared on: 08 September 2026


**5/1422 CENTRE ROAD CLAYTON
SOUTH VIC 3169**

 2
  1
  1

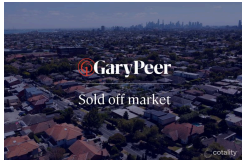
Sold Price

\$390,000

Sold Date

24-Mar-26

Distance

0.12km

**5/4 BROWNING AVENUE
CLAYTON SOUTH VIC 3169**

 2
  1
  1

Sold Price

\$402,000

Sold Date

10-Jul-26

Distance

0.77km

**4/1 MONASH GREEN DRIVE
CLAYTON VIC 3168**

 2
  1
  1

Sold Price

^{RS}
\$415,000

Sold Date

20-Aug-26

Distance

0.86km
RS = Recent sale

UN = Undisclosed Sale

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