

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

1/56 Marshall Avenue, Clayton Vic 3168

Indicative selling price

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

Single price \$1,780,000

Median sale price

Median price \$903,000

Property Type Townhouse

Suburb Clayton

Period - From 23/02/2025

to 22/02/2026

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	1/17 Bettina St CLAYTON 3168	\$1,490,000	10/10/2025
2	4/60 Prince Charles St CLAYTON 3168	\$1,367,000	15/11/2025
3	2/4 Hilltop Av CLAYTON 3168	\$1,535,000	10/10/2025

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:

23/02/2026 23:21

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Property Type: Townhouse
Land Size: 312 sqm approx
Agent Comments

Indicative Selling Price
\$1,780,000
Median Townhouse Price
23/02/2025 - 22/02/2026: \$903,000

Comparable Properties

1/17 Bettina St CLAYTON 3168 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,490,000
Method:
Date: 10/10/2025
Property Type: Townhouse (Single)



4/60 Prince Charles St CLAYTON 3168 (REI/VG)

[Agent Comments](#)

4 4 2

Price: \$1,367,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)



2/4 Hilltop Av CLAYTON 3168 (VG)

[Agent Comments](#)

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Price: \$1,535,000
Method: Sale
Date: 10/10/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit

Account - Jellis Craig | P: 03 88498088