

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

27 Ormond Road, Clayton Vic 3168

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,401,000 Property Type House Suburb Clayton

Period - From 01/01/2025 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	2/38 Jaguar Dr CLAYTON 3168	\$935,000	13/02/2026
2	1/59 Manton Rd CLAYTON 3168	\$1,051,000	01/11/2025
3	2/30 Colonel St CLAYTON 3168	\$951,000	06/09/2025

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:

26/02/2026 15:46

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3 2 2

Property Type: House
Land Size: 339 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2025: \$1,401,000

Comparable Properties



2/38 Jaguar Dr CLAYTON 3168 (REI)

[Agent Comments](#)

3 2 2

Price: \$935,000
Method: Sold Before Auction
Date: 13/02/2026
Property Type: Unit



1/59 Manton Rd CLAYTON 3168 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,051,000
Method: Auction Sale
Date: 01/11/2025
Property Type: House (Res)
Land Size: 416 sqm approx



2/30 Colonel St CLAYTON 3168 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$951,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit

Account - Jellis Craig | P: 03 88498088



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