

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

1/8 Murdo Road, Clayton VIC 3168

Indicative selling price

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

Single price \$899,000

Median sale price

Median price \$800,088

Property Type Unit

Suburb Clayton

Period - From 24/08/2025

to 23/02/2026

Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
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This Statement of Information was prepared on:

24/02/2026

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.