

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

2/67 MARSHALL AVENUE CLAYTON VIC 3168

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

\$1,280,000

&

\$1,390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Clayton

Period-from

01 Feb 2025

to

31 Jan 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

2/17 FENTON STREET HUNTINGDALE VIC 3166	\$1,280,000	30-Nov-25
2/5 FAULKINER STREET CLAYTON VIC 3168	\$1,280,000	22-Nov-25
4/60 PRINCE CHARLES STREET CLAYTON VIC 3168	\$1,367,000	15-Nov-25

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: 10 February 2026

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**2/17 FENTON STREET
HUNTINGDALE VIC 3166**

Sold Price ^{RS} **\$1,280,000** Sold Date **30-Nov-25**

 4  2  2

Distance **1.47km**



**2/5 FAULKNER STREET CLAYTON
VIC 3168**

Sold Price **\$1,280,000** Sold Date **22-Nov-25**

 4  3  1

Distance **1.55km**



**4/60 PRINCE CHARLES STREET
CLAYTON VIC 3168**

Sold Price **\$1,367,000** Sold Date **15-Nov-25**

 4  4  2

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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