

## 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

304/9 RENVER ROAD CLAYTON VIC 3168

### Indicative selling price

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

Single-Price

or range  
between

\$495,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

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

901/864 BLACKBURN ROAD CLAYTON VIC 3168	\$525,000	14-Jan-26
6/1796-1800 DANDENONG ROAD CLAYTON VIC 3168	\$515,000	13-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: 22 February 2026

Jaime Lok

P 03 9631 2700

M 0468956579

E jaime.lok@jalinrealty.com



**901/864 BLACKBURN ROAD  
CLAYTON VIC 3168**

 2  1  1

Sold Price

<sup>RS</sup>

**\$525,000**

Sold Date

**14-Jan-26**

Distance

**0.42km**



**6/1796-1800 DANDENONG ROAD  
CLAYTON VIC 3168**

 2  2  2

Sold Price

**\$515,000**

Sold Date

**13-Nov-25**

Distance

**1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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