

## 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

1/71 MORIAH STREET 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,310,000

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2024

to

30 Nov 2025

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

1/23 GLENBROOK AVENUE CLAYTON VIC 3168	\$920,000	29-Nov-25
18A LAURA STREET CLAYTON SOUTH VIC 3169	\$950,000	03-Dec-25
1/1474 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$825,000	29-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: 17 December 2025



**1/23 GLENBROOK AVENUE  
CLAYTON VIC 3168**

3 1 1

Sold Price

<sup>RS</sup>

**\$920,000**

Sold Date

**29-Nov-25**

Distance

**1.76km**



**18A LAURA STREET CLAYTON  
SOUTH VIC 3169**

3 2 1

Sold Price

<sup>RS</sup>

**\$950,000**

Sold Date

**03-Dec-25**

Distance

**1.22km**



**1/1474 CENTRE ROAD CLAYTON  
SOUTH VIC 3169**

3 1 1

Sold Price

<sup>RS</sup>

**\$825,000**

Sold Date

**29-Nov-25**

Distance

**0.87km**

RS = Recent sale

UN = Undisclosed Sale

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