

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

2/80 HARLINGTON STREET 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

\$740,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2024

to

30 Sep 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

2/1 PENN STREET CLAYTON VIC 3168	\$690,000	04-Aug-25
3/15-17 SPRINGS ROAD CLAYTON SOUTH VIC 3169	\$732,500	28-Jun-25
3/5 JEANETTE STREET CLAYTON SOUTH VIC 3169	\$746,000	26-Jul-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: 03 October 2025



2/1 PENN STREET CLAYTON VIC 3168

Sold Price

\$690,000

Sold Date **04-Aug-25**

2 1 1

Distance **0.21km**



3/15-17 SPRINGS ROAD CLAYTON SOUTH VIC 3169

Sold Price

\$732,500

Sold Date **28-Jun-25**

2 1 1

Distance **0.28km**



3/5 JEANETTE STREET CLAYTON SOUTH VIC 3169

Sold Price

^{RS} **\$746,000**

Sold Date **26-Jul-25**

2 1 1

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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