

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

15 CLARKSON COURT 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,250

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2/78 PATRICK STREET OAKLEIGH EAST VIC 3166	\$775,000	02-May-25
2/5 GLENBROOK AVENUE CLAYTON VIC 3168	\$851,000	07-Jun-25
30/2A INGA STREET OAKLEIGH EAST VIC 3166	\$653,000	08-Apr-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: 15 June 2025

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**2/78 PATRICK STREET OAKLEIGH
EAST VIC 3166**
 3  1  1

 Sold Price ^{RS} **\$775,000** ^{UN} Sold Date **02-May-25**

 Distance **0.78km**

**2/5 GLENBROOK AVENUE
CLAYTON VIC 3168**
 3  1  1

 Sold Price ^{RS} **\$851,000** Sold Date **07-Jun-25**

 Distance **0.46km**

**30/2A INGA STREET OAKLEIGH
EAST VIC 3166**
 3  2  1

 Sold Price ^{RS} **\$653,000** Sold Date **08-Apr-25**

 Distance **1.14km**

**11/1474-1478 NORTH ROAD
CLAYTON VIC 3168**
 3  3  -

 Sold Price **\$749,000** Sold Date **01-Mar-25**

 Distance **1.22km**
RS = Recent sale

UN = Undisclosed Sale

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