

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 (*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

\$685,750

Property type

Unit

Suburb

Clayton

Period-from

01 May 2025

to

30 Apr 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

1/73 JAGUAR DRIVE CLAYTON VIC 3168	861000	28-Mar-26
1/25 DUNSTAN STREET CLAYTON VIC 3168	955000	06-Mar-26
2/25 DUNSTAN STREET CLAYTON VIC 3168	955000	05-Mar-26

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: 12 May 2026



1/73 JAGUAR DRIVE CLAYTON VIC 3168 Sold Price

^{RS} 861000 Sold Date 28-Mar-26

3 1 1

Distance -



1/25 DUNSTAN STREET CLAYTON VIC 3168 Sold Price

955000 Sold Date 06-Mar-26

2 1 1

Distance 1.04km



2/25 DUNSTAN STREET CLAYTON VIC 3168 Sold Price

^{RS} 955000 Sold Date 05-Mar-26

3 1 1

Distance 1.04km

RS = Recent sale

UN = Undisclosed Sale

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