

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 MARSHALL AVENUE 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,750

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2025

to

31 May 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

3/55 MARSHALL AVENUE CLAYTON VIC 3168	\$975,000	30-May-26
2/40 MARSHALL AVENUE CLAYTON VIC 3168	\$1,001,000	30-Jan-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: 28 June 2026

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**3/55 MARSHALL AVENUE
CLAYTON VIC 3168**

 4  3  2

Sold Price

^{RS}

\$975,000

Sold Date **30-May-26**

Distance

0.14km



**2/40 MARSHALL AVENUE
CLAYTON VIC 3168**

 4  -  -

Sold Price

\$1,001,000

Sold Date **30-Jan-26**

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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