

## 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

3/3 MARSHALL AVENUE 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

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,500

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2025

to

31 Mar 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

1/63 CARINISH ROAD CLAYTON VIC 3168	\$630,000	01-Dec-25
3/52 LEUMEAR STREET OAKLEIGH EAST VIC 3166	\$687,000	14-Jan-26
2/75 HIGHLAND AVENUE OAKLEIGH EAST VIC 3166	\$700,000	25-Feb-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: 14 April 2026



**1/63 CARINISH ROAD CLAYTON  
VIC 3168**

2 1 1

Sold Price

**\$630,000**

Sold Date

**01-Dec-25**

Distance

**1.76km**



**3/52 LEUMEAR STREET OAKLEIGH  
EAST VIC 3166**

2 1 1

Sold Price

**\$687,000**

Sold Date

**14-Jan-26**

Distance

**0.74km**



**2/75 HIGHLAND AVENUE  
OAKLEIGH EAST VIC 3166**

3 1 1

Sold Price

**\$700,000**

Sold Date

**25-Feb-26**

Distance

**0.92km**

RS = Recent sale

UN = Undisclosed Sale

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