

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

U9/9 Fregon Road 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 \$625,000 & \$670,000

Median sale price

Median price

\$769,000

Property type

Unit

Suburb

Clayton

Period - From

01/07/2025

to

30/06/2026

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 six 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. 3/3 Marshall Avenue, Clayton, Vic 3168	\$680,000	15/05/2026
2. 10/10-12 Murray Street, Clayton, Vic 3168	\$625,000	18/04/2026
3. 10/1452-1454 North Road, Clayton, Vic 3168	\$645,000	06/12/2025

This Statement of Information was prepared on: 06/07/2026