

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

7G/3 DIXON 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

\$410,000

&

\$451,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2025

to

31 Aug 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

22/1 GREENFIELD DRIVE CLAYTON VIC 3168	\$440,000	15-Aug-26
3/333A CLAYTON ROAD CLAYTON VIC 3168	\$420,000	11-May-26
24/24 BURTON AVENUE CLAYTON VIC 3168	\$420,000	22-Jun-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: 24 September 2026



22/1 GREENFIELD DRIVE CLAYTON VIC 3168 Sold Price

\$440,000 Sold Date **15-Aug-26**

 2  1  1

Distance **0.71km**



3/333A CLAYTON ROAD CLAYTON VIC 3168 Sold Price

\$420,000 Sold Date **11-May-26**

 2  1  1

Distance **0.69km**



24/24 BURTON AVENUE CLAYTON VIC 3168 Sold Price

Sold Date **22-Jun-26**

 2  1  1

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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