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	9 Atlantic Street, Clayton Vic 3168
Including suburb and	
postcode	
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,290,000	Pro	perty Type	House		Suburb	Clayton
Period - From	01/07/2024	to	30/06/2025		Source	REIV	

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	92 View St CLAYTON 3168	\$1,220,000	20/09/2025
2	21 Kionga St CLAYTON 3168	\$1,225,000	13/09/2025
3	1449 Centre Rd CLAYTON 3168	\$1,295,000	10/05/2025

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 six months.

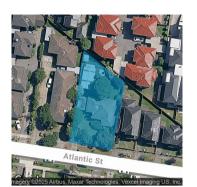
This Statement of Information was prepared on:	30/09/2025 13:08



JellisCraig

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Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** Year ending June 2025: \$1,290,000



Property Type: House Land Size: 727 sqm approx **Agent Comments**

Comparable Properties



92 View St CLAYTON 3168 (REI)

Price: \$1,220,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res) Land Size: 741 sqm approx

Agent Comments



21 Kionga St CLAYTON 3168 (REI)

Price: \$1,225,000 Method: Auction Sale Date: 13/09/2025

Property Type: House (Res) Land Size: 715 sqm approx

Agent Comments



1449 Centre Rd CLAYTON 3168 (REI/VG)

Agent Comments

Price: \$1,295,000 Method: Auction Sale Date: 10/05/2025

Property Type: House (Res) Land Size: 733 sqm approx

Account - Jellis Craig | P: 03 88498088



