

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

9 Atlantic Street, Clayton Vic 3168

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,290,000

Property 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

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending June 2025: \$1,290,000



3 1 2

Property Type: House

Land Size: 727 sqm approx

Agent Comments

Comparable Properties



92 View St CLAYTON 3168 (REI)

Agent Comments

3 1 2

Price: \$1,220,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 741 sqm approx



21 Kiong St CLAYTON 3168 (REI)

Agent Comments

3 1 2

Price: \$1,225,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 715 sqm approx



1449 Centre Rd CLAYTON 3168 (REI/VG)

Agent Comments

3 1 3

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