Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 06/11/2026

Property offered for sale

Address
Including suburb and postcode: 120 Clayton Road, Clayton, Vic 3168

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
HOUSE	3	1	2	120	697

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price:

or

Range between: $1,400,000 & $1,500,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,161,000 Property type: House Suburb: Clayton

Period: from 01/11/2025 to 31/10/2026 Source: PropTrack

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
1456 North Road, Clayton, VIC 3168	$1,295,000	15/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	4	1	2	Not available	722

Comparable property 2

Address	Sale price	Date of sale
Not Applicable	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	Sale price	Date of sale
Not Applicable	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

☒ **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[*Insert N/A if there were three comparable properties*]

120 Clayton Road is an original three-bedroom home on about 697m², facing Clayton Road and within the new Monash Precinct Zone (PRZ3). This zone allows for more housing near the future Suburban Rail Loop station. We reviewed house sales within 2km over the last six months.

73 Clayton Road, Oakleigh East is a three-bedroom home on a similar-sized block on the same road. However, it sits in a General Residential Zone (GRZ3) in a different suburb, where the options for the land are more limited. 158 Ferntree Gully Road and 1759 Dandenong Road are also in Oakleigh East; one is on a smaller block and the other is a larger five-bedroom home facing Dandenong Road. None of these were considered a close match. Other sales were renovated or newer homes, townhouses and units, or homes on quieter side streets.

1456 North Road, Clayton was used as the most comparable sale. It is about 700m away and is an original home of a similar size on a similar block, facing a main road and within the Clayton Precinct Zone (PRZ1). It has one more bedroom than 120 Clayton Road. Its sale price was taken into account, allowing for the extra bedroom, the different precinct and the time since it sold.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$_____
Unconditional sale date	_____/_____/_____