

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

8/1796-1800 Dandenong Road, Clayton Vic 3168

Indicative selling price

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

Range between

\$430,000

&

\$460,000

Median sale price

Median price

\$769,000

Property Type

Unit

Suburb

Clayton

Period - From

01/07/2025

to

30/06/2026

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	G7/29a Browns Rd CLAYTON 3168	\$460,000	15/08/2026
2	342/660 Blackburn Rd NOTTING HILL 3168	\$433,000	27/07/2026
3	139/660 Blackburn Rd NOTTING HILL 3168	\$443,000	12/06/2026

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:

31/08/2026 11:17

8/1796-1800 Dandenong Road, Clayton Vic 3168


OBrien Real Estate

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Indicative Selling Price

\$430,000 - \$460,000

Median Unit Price

Year ending June 2026: \$769,000



 2  2  1

Property Type: Unit

Agent Comments

Comparable Properties



G7/29a Browns Rd CLAYTON 3168 (REI)

Agent Comments

 2  2  1

Price: \$460,000

Method: Private Sale

Date: 15/08/2026

Property Type: Apartment



342/660 Blackburn Rd NOTTING HILL 3168 (REI)

Agent Comments

 2  2  1

Price: \$433,000

Method: Private Sale

Date: 27/07/2026

Property Type: Apartment



139/660 Blackburn Rd NOTTING HILL 3168 (REI/VG)

Agent Comments

 2  2  1

Price: \$443,000

Method: Sold Before Auction

Date: 12/06/2026

Property Type: Apartment

Account - OBrien Real Estate Mount Waverley | P: 03 9830 8000



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