

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

3/54 EDINBURGH 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

4/39 ALICE STREET CLAYTON VIC 3168	\$840,000	19-Oct-24
7/13-15 DIXON STREET CLAYTON VIC 3168	\$708,888	08-Nov-24
2/34-36 EVA STREET CLAYTON VIC 3168	\$850,000	05-Oct-24

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: 04 March 2025



4/39 ALICE STREET CLAYTON VIC 3168

Sold Price

\$840,000

Sold Date

19-Oct-24

 3  2  2

Distance

0.18km



7/13-15 DIXON STREET CLAYTON VIC 3168

Sold Price

\$708,888

Sold Date

08-Nov-24

 3  2  1

Distance

0.67km



2/34-36 EVA STREET CLAYTON VIC 3168

Sold Price

\$850,000

Sold Date

05-Oct-24

 3  2  2

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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