

## 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

4 LILLIAN STREET CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2024

to

31 Jan 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

1/32 ALICE STREET CLAYTON VIC 3168	\$925,000	26-Oct-24
1/1276 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$965,000	01-Feb-25
3/11 IONA STREET CLAYTON VIC 3168	\$761,000	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: 28 February 2025



**1/32 ALICE STREET CLAYTON VIC 3168**

4 2 2

Sold Price

**\$925,000**

Sold Date **26-Oct-24**

Distance **0.38km**



**1/1276 CENTRE ROAD CLAYTON SOUTH VIC 3169**

3 2 -

Sold Price

<sup>RS</sup> **\$965,000**

Sold Date **01-Feb-25**

Distance **0.82km**



**3/11 IONA STREET CLAYTON VIC 3168**

3 1 1

Sold Price

**\$761,000**

Sold Date **05-Oct-24**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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