

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

2/30 EVELYN 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

\$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 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

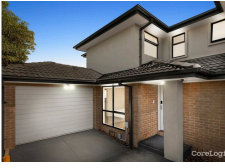
Date of sale

4/5 YARRAM CRESCENT CLAYTON VIC 3168	\$940,000	21-Dec-24
1/10 KIONGA STREET CLAYTON VIC 3168	\$890,000	02-Mar-25
3/33 EVELYN STREET CLAYTON VIC 3168	\$900,000	04-Feb-25

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: 06 March 2025



4/5 YARRAM CRESCENT CLAYTON VIC 3168 Sold Price

\$940,000 Sold Date **21-Dec-24**

4 3 1

Distance **1.55km**



1/10 KIONGA STREET CLAYTON VIC 3168 Sold Price

RS \$890,000 Sold Date **02-Mar-25**

4 2 1

Distance **0.38km**



3/33 EVELYN STREET CLAYTON VIC 3168 Sold Price

RS \$900,000 Sold Date **04-Feb-25**

4 2 1

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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