

## 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

1/53 VIEW STREET CLAYTON VIC 3168

### Indicative selling price

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

Single Price

or range  
between

\$880,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2024

to

31 Mar 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

3/33 EVELYN STREET CLAYTON VIC 3168	\$900,000	30-Jan-25
1/10 KIONGA STREET CLAYTON VIC 3168	\$890,000	02-Mar-25
2/30 EVELYN STREET CLAYTON VIC 3168	\$900,000	25-Mar-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: 11 April 2025



**3/33 EVELYN STREET CLAYTON  
VIC 3168**

 4  2  1

Sold Price

**\$900,000**

Sold Date

**30-Jan-25**

Distance

**1.95km**



**1/10 KIONGA STREET CLAYTON  
VIC 3168**

 4  2  1

Sold Price

<sup>RS</sup> **\$890,000**

Sold Date

**02-Mar-25**

Distance

**1.99km**



**2/30 EVELYN STREET CLAYTON  
VIC 3168**

 4  2  1

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date

**25-Mar-25**

Distance

**2.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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