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

2/13 Jaguar Drive, Clayton Vic 3168

Indicative selling price

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

Single price $799,000

Median sale price

| Median price | $890,000 | Property Type | Unit | Suburb | Clayton |
| Period - From | 01/07/2025 | to | 30/09/2025 | 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	1/17 Montana Av MULGRAVE 3170	$797,000	22/11/2025
2	1/440 Clayton Rd CLAYTON SOUTH 3169	$707,000	08/11/2025
3	4/23 Francis St CLAYTON 3168	$670,000	26/08/2025

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: 05/12/2025 18:21

CONSUMER AFFAIRS VICTORIA

2/13 Jaguar Drive, Clayton Vic 3168

Peter Liu
0451367278
peter.liu@raywhite.com

🛏 **3**   🛁 **1**   🚗 **1**

Property Type: Unit

Agent Comments

Indicative Selling Price
$799,000
Median Unit Price
September quarter 2025: $890,000

Comparable Properties

1/17 Montana Av MULGRAVE 3170 (REI)

🛏 **3**   🛁 **1**   🚗 **1**

Price: $797,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Unit

Agent Comments

1/440 Clayton Rd CLAYTON SOUTH 3169 (REI)

🛏 **3**   🛁 **1**   🚗 **2**

Price: $707,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit
Land Size: 252 sqm approx

Agent Comments

4/23 Francis St CLAYTON 3168 (REI/VG)

🛏 **3**   🛁 **1**   🚗 **1**

Price: $670,000
Method: Private Sale
Date: 26/08/2025
Property Type: Unit
Land Size: 174 sqm approx

Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222