

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

4/31 COLONEL 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,888

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

3/6 PRINCE CHARLES STREET CLAYTON VIC 3168	\$850,000	29-Apr-25
3/54 EDINBURGH STREET CLAYTON VIC 3168	\$887,500	05-Apr-25
2/39 EVELYN STREET CLAYTON VIC 3168	\$890,000	12-Jul-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: 01 September 2025



**3/6 PRINCE CHARLES STREET
CLAYTON VIC 3168**

3 2 1

Sold Price **\$850,000** Sold Date **29-Apr-25**

Distance **0.43km**



**3/54 EDINBURGH STREET
CLAYTON VIC 3168**

3 2 1

Sold Price **\$887,500** Sold Date **05-Apr-25**

Distance **0.56km**



**2/39 EVELYN STREET CLAYTON
VIC 3168**

3 2 2

Sold Price ^{RS} **\$890,000** Sold Date **12-Jul-25**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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