

## 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

4/4 KIMBARRA STREET CLAYTON SOUTH VIC 3169

### 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

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Aug 2024

to

31 Jul 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 2/4 KIMBARRA STREET CLAYTON SOUTH VIC 3169 | \$721,000 | 11-Jul-25 |
| 5/24 NEWPORT ROAD CLAYTON SOUTH VIC 3169   | \$720,000 | 09-Apr-25 |
| 3/38 MANOON ROAD CLAYTON SOUTH VIC 3169    | \$758,000 | 14-Jun-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: 07 August 2025



## 2/4 KIMBARRA STREET CLAYTON SOUTH VIC 3169

 2  2  1

Sold Price

<sup>RS</sup> **\$721,000** <sup>UN</sup>

Sold Date

**11-Jul-25**

Distance

**0km**



## 5/24 NEWPORT ROAD CLAYTON SOUTH VIC 3169

 2  1  1

Sold Price

**\$720,000**

Sold Date

**09-Apr-25**

Distance

**0.2km**



## 3/38 MANOON ROAD CLAYTON SOUTH VIC 3169

 1  1  1

Sold Price

**\$758,000**

Sold Date

**14-Jun-25**

Distance

**0.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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