

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 Thomas Street, Clayton Vic 3168

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,290,000

Property Type House

Suburb Clayton

Period - From 01/07/2024

to 30/06/2025

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	16 Francis St CLAYTON 3168	\$1,820,000	24/05/2025
2	1449 Centre Rd CLAYTON 3168	\$1,295,000	10/05/2025
3	1 Thomas St CLAYTON 3168	\$1,720,000	05/05/2025

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:

26/08/2025 12:53



Property Type: Flat
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
Year ending June 2025: \$1,290,000

Comparable Properties



16 Francis St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,820,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)



1449 Centre Rd CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,295,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 733 sqm approx



1 Thomas St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,720,000
Method: Sold Before Auction
Date: 05/05/2025
Property Type: House (Res)
Land Size: 700 sqm approx