

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

44 Edinburgh Street, Clayton Vic 3168

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,305,000

Property Type House

Suburb Clayton

Period - From 18/09/2024

to

17/09/2025

Source Property Data

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	21 Kionga St CLAYTON 3168	\$1,225,000	13/09/2025
2	18 Black St OAKLEIGH EAST 3166	\$1,265,000	23/08/2025
3	14 Banksia St CLAYTON 3168	\$1,401,000	19/07/2025

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:

18/09/2025 12:11

44 Edinburgh Street, Clayton Vic 3168

RayWhite

Michael Renzella

03 9568 2000

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michael.renzella@raywhite.com

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

18/09/2024 - 17/09/2025: \$1,305,000



3 1 2

Property Type: HOUSE

Land Size: 922 sqm approx

Agent Comments

Comparable Properties



21 Kionga St CLAYTON 3168 (REI)

Agent Comments

3 1 2

Price: \$1,225,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 715 sqm approx



18 Black St OAKLEIGH EAST 3166 (REI)

Agent Comments

4 1 2

Price: \$1,265,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 700 sqm approx

14 Banksia St CLAYTON 3168 (REI)

Agent Comments

3 1 2

Price: \$1,401,000

Method: Auction Sale

Date: 19/07/2025

Property Type: House (Res)

Land Size: 706 sqm approx

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



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