

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

4b Thompson Street, Clayton Vic 3168

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$890,000

Property Type

Townhouse

Suburb

Clayton

Period - From

26/08/2024

to

25/08/2025

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	3/8-10 Evelyn St CLAYTON 3168	\$890,000	16/08/2025
2	1/5 Kionga St CLAYTON 3168	\$840,000	09/08/2025
3	3/54 Edinburgh St CLAYTON 3168	\$887,500	05/04/2025

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 17:30

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Indicative Selling Price

\$780,000 - \$850,000

Median Townhouse Price

26/08/2024 - 25/08/2025: \$890,000



3 2 2

Rooms: 5

Property Type: House

Land Size: 231 sqm approx

Agent Comments

Comparable Properties



3/8-10 Evelyn St CLAYTON 3168 (REI)

Agent Comments

3 2 2

Price: \$890,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Townhouse (Res)



1/5 Kiongla St CLAYTON 3168 (REI)

Agent Comments

3 2 1

Price: \$840,000

Method: Auction Sale

Date: 09/08/2025

Property Type: Townhouse (Res)

3/54 Edinburgh St CLAYTON 3168 (REI/VG)

Agent Comments

3 2 2

Price: \$887,500

Method: Auction Sale

Date: 05/04/2025

Property Type: Townhouse (Res)

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