

## 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

7 CLARKSON COURT CLAYTON VIC 3168

### 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

\$850,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

3/54 EDINBURGH STREET CLAYTON VIC 3168	\$887,500	05-Apr-25
2/27 FINCH STREET NOTTING HILL VIC 3168	\$910,000	12-Mar-25
2/41 WAVE AVENUE MOUNT WAVERLEY VIC 3149	\$950,000	19-Jan-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: 02 June 2025



## 3/54 EDINBURGH STREET CLAYTON VIC 3168

3 2 -

Sold Price

**\$887,500**

Sold Date

**05-Apr-25**

Distance

**1.68km**



## 2/27 FINCH STREET NOTTING HILL VIC 3168

3 2 2

Sold Price

**\$910,000**

Sold Date

**12-Mar-25**

Distance

**1.4km**



## 2/41 WAVE AVENUE MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price

**\$950,000**

Sold Date

**19-Jan-25**

Distance

**1.75km**

RS = Recent sale

UN = Undisclosed Sale

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