

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

2/38 JAGUAR DRIVE CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jan 2025

to

31 Dec 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

1/67 JAGUAR DRIVE CLAYTON VIC 3168	\$1,065,000	09-Aug-25
2/2 MANOON ROAD CLAYTON SOUTH VIC 3169	\$930,000	16-Aug-25
2/30 COLONEL STREET CLAYTON VIC 3168	\$951,000	06-Sep-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: 13 January 2026



1/67 JAGUAR DRIVE CLAYTON VIC 3168 Sold Price ^{RS} **\$1,065,000** Sold Date **09-Aug-25**

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Distance **0km**



2/2 MANOON ROAD CLAYTON SOUTH VIC 3169 Sold Price **\$930,000** Sold Date **16-Aug-25**

3 2 2

Distance **2km**



2/30 COLONEL STREET CLAYTON VIC 3168 Sold Price **\$951,000** Sold Date **06-Sep-25**

3 2 1

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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