

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

1/34 EDINBURGH STREET 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

\$800,000

&

\$850,000

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

2/43 ALICE STREET CLAYTON VIC 3168	\$930,000	25-Nov-25
1/80 FULTON STREET CLAYTON VIC 3168	\$950,000	23-Aug-25
1/9 COLONEL STREET CLAYTON VIC 3168	\$830,000	28-Aug-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: 21 January 2026



2/43 ALICE STREET CLAYTON VIC 3168

Sold Price

\$930,000

Sold Date

25-Nov-25



3



2



1

Distance

0.28km



1/80 FULTON STREET CLAYTON VIC 3168

Sold Price

\$950,000

Sold Date

23-Aug-25



3



2



2

Distance

0.32km



1/9 COLONEL STREET CLAYTON VIC 3168

Sold Price

\$830,000

Sold Date

28-Aug-25



3



2



1

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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