

## 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

4A LINDSAY STREET CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

|                                        |        |           |
|----------------------------------------|--------|-----------|
| 4/27 ROBINSON STREET CLAYTON VIC 3168  | 930000 | 18-Oct-25 |
| 2/60 EDINBURGH STREET CLAYTON VIC 3168 | 875000 | 03-Dec-25 |
| 1/8 FORTUNA STREET CLAYTON VIC 3168    | 890000 | 29-Nov-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: 30 January 2026



**4/27 ROBINSON STREET CLAYTON VIC 3168**

Sold Price **930000** Sold Date **18-Oct-25**

 4  2  1

Distance **1.3km**

**2/60 EDINBURGH STREET CLAYTON VIC 3168**

Sold Price <sup>RS</sup> **875000** <sup>UN</sup> Sold Date **03-Dec-25**

 4  2  1

Distance **1.21km**



**1/8 FORTUNA STREET CLAYTON VIC 3168**

Sold Price <sup>RS</sup> **890000** Sold Date **29-Nov-25**

 4  2  1

Distance **0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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