

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

4 LILLIAN 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

\$685,750

Property type

Unit

Suburb

Clayton

Period-from

01 May 2025

to

30 Apr 2026

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

2/70 HARLINGTON STREET CLAYTON VIC 3168	800000	21-Mar-26
1/66 EDINBURGH STREET CLAYTON VIC 3168	799000	28-Mar-26
1/7 COLONEL STREET CLAYTON VIC 3168	855000	18-Apr-26

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: 12 May 2026



**2/70 HARLINGTON STREET
CLAYTON VIC 3168**

3 1 2

Sold Price

^{RS}

800000

Sold Date

21-Mar-26

Distance

-



**1/66 EDINBURGH STREET
CLAYTON VIC 3168**

2 2 2

Sold Price

^{RS}

799000

Sold Date

28-Mar-26

Distance

-



**1/7 COLONEL STREET CLAYTON
VIC 3168**

2 1 2

Sold Price

^{RS}

855000

Sold Date

18-Apr-26

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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