

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

4/854 BLACKBURN ROAD 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,286,500

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2025

to

30 Jun 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

2/34 EVELYN STREET CLAYTON VIC 3168	\$938,500	14-Mar-26
1/31 JAGUAR DRIVE CLAYTON VIC 3168	\$970,000	31-Mar-26
3/24 HOURIGAN AVENUE CLAYTON VIC 3168	\$925,000	05-Mar-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 July 2026



**2/34 EVELYN STREET CLAYTON
VIC 3168**

Sold Price

\$938,500

Sold Date

14-Mar-26



4



3



1

Distance

0.77km



**1/31 JAGUAR DRIVE CLAYTON VIC
3168**

Sold Price

\$970,000

Sold Date

31-Mar-26



4



3



2

Distance

1km



**3/24 HOURIGAN AVENUE
CLAYTON VIC 3168**

Sold Price

\$925,000

Sold Date

05-Mar-26



4



3



1

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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