

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

1/31 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2025

to

28 Feb 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

3/6 MCGREGOR STREET CLAYTON VIC 3168	\$940,000	29-Oct-25
2/36 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$1,033,500	22-Feb-26
1/24 FRANK AVENUE CLAYTON SOUTH VIC 3169	\$950,000	31-Jan-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: 05 March 2026



3/6 MCGREGOR STREET CLAYTON VIC 3168

Sold Price

\$940,000

Sold Date

29-Oct-25



4



3



2

Distance

1.22km



2/36 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

Sold Price

^{RS}

\$1,033,500

Sold Date

22-Feb-26



4



3



2

Distance

1.49km



1/24 FRANK AVENUE CLAYTON SOUTH VIC 3169

Sold Price

^{RS}

\$950,000

Sold Date

31-Jan-26



4



3



1

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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