

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

4/20 IRWIN 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2025

to

31 Jan 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

2/13 JAGUAR DRIVE CLAYTON VIC 3168	\$804,000	23-Dec-25
1/17 MONTANA AVENUE MULGRAVE VIC 3170	\$797,000	22-Nov-25
1/6 CLOVIS STREET OAKLEIGH EAST VIC 3166	\$790,000	07-Dec-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: 11 February 2026



2/13 JAGUAR DRIVE CLAYTON VIC 3168

Sold Price

^{RS}

\$804,000

Sold Date

23-Dec-25

3

1

1

Distance

0.75km



1/17 MONTANA AVENUE MULGRAVE VIC 3170

Sold Price

\$797,000

Sold Date

22-Nov-25

3

1

1

Distance

1.94km



1/6 CLOVIS STREET OAKLEIGH EAST VIC 3166

Sold Price

^{RS}

\$790,000

Sold Date

07-Dec-25

3

1

2

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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