

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

2/25 EVELYN 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2024

to

31 Aug 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

1/4 CANTALA STREET CLAYTON VIC 3168	\$1,120,000	26-Jul-25
2/59 JAGUAR DRIVE CLAYTON VIC 3168	\$1,100,000	03-Sep-25
3/29 BANKSIA STREET CLAYTON VIC 3168	\$1,056,000	09-Aug-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: 22 September 2025



1/4 CANTALA STREET CLAYTON VIC 3168

 4  3  1

Sold Price

^{RS}

\$1,120,000

Sold Date

26-Jul-25

Distance

0.24km



2/59 JAGUAR DRIVE CLAYTON VIC 3168

 4  3  2

Sold Price

^{RS}

\$1,100,000

Sold Date

03-Sep-25

Distance

0.88km



3/29 BANKSIA STREET CLAYTON VIC 3168

 4  3  2

Sold Price

^{RS}

\$1,056,000

Sold Date

09-Aug-25

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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