

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

1/8-10 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

\$705,000

&

\$775,000

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

6/8-10 EVELYN STREET CLAYTON VIC 3168	\$780,000	11-Sep-25
2/2 MCBEAN STREET CLAYTON VIC 3168	\$855,000	21-Feb-26
1/67 EVA STREET CLAYTON VIC 3168	\$760,000	06-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: 07 May 2026



**6/8-10 EVELYN STREET CLAYTON
VIC 3168**

Sold Price

\$780,000

Sold Date

11-Sep-25

 3  2  1

Distance

0km



**2/2 MCBEAN STREET CLAYTON
VIC 3168**

Sold Price

\$855,000

Sold Date

21-Feb-26

 3  2  2

Distance

2.11km



**1/67 EVA STREET CLAYTON VIC
3168**

Sold Price

\$760,000

Sold Date

06-Dec-25

 3  2  1

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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