

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

70 View Street, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,379,200

Property Type

House

Suburb

Clayton

Period - From

01/04/2025

to

31/03/2026

Source

REIV

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 six 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	68 Scotsburn Av CLAYTON 3168	\$958,500	09/05/2026
2	24 Bemboka Av CLAYTON SOUTH 3169	\$950,000	04/04/2026
3			

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 six months.

This Statement of Information was prepared on:

19/05/2026 14:25

Kieran Lynch
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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending March 2026: \$1,379,200

**Property Type:**

Agent Comments

Comparable Properties

**68 Scotsburn Av CLAYTON 3168 (REI)**

Agent Comments

**Price:** \$958,500**Method:** Auction Sale**Date:** 09/05/2026**Property Type:** House**Land Size:** 620 sqm approx**24 Bemboka Av CLAYTON SOUTH 3169 (REI)**

Agent Comments

**Price:** \$950,000**Method:** Sold Before Auction**Date:** 04/04/2026**Property Type:** House**Land Size:** 540 sqm approx

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 six months.

Account - Lynchs Real Estate | P: 03 9555 1911



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