

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

1/6 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,292,500

Property type

House

Suburb

Clayton

Period-from

01 Apr 2025

to

31 Mar 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

2/34 EVELYN STREET CLAYTON VIC 3168	\$938,500	14-Mar-26
1/31 JAGUAR DRIVE CLAYTON VIC 3168	\$970,000	31-Mar-26
3/25 EVELYN STREET CLAYTON VIC 3168	\$1,110,000	28-Nov-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: 30 April 2026


**2/34 EVELYN STREET CLAYTON
VIC 3168**

Sold Price

^{RS}
\$938,500

Sold Date

14-Mar-26
 4
  3
  1

Distance

0.24km

**1/31 JAGUAR DRIVE CLAYTON VIC
3168**

Sold Price

^{RS}
\$970,000

Sold Date

31-Mar-26
 4
  3
  2

Distance

0.81km

**3/25 EVELYN STREET CLAYTON
VIC 3168**

Sold Price

\$1,110,000

Sold Date

28-Nov-25
 4
  2
  2

Distance

0.22km
RS = Recent sale

UN = Undisclosed Sale

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