

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

7 CLARKSON COURT 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

3/54 EDINBURGH STREET CLAYTON VIC 3168	\$887,500	05-Apr-25
2/27 FINCH STREET NOTTING HILL VIC 3168	\$910,000	12-Mar-25
2/41 WAVE AVENUE MOUNT WAVERLEY VIC 3149	\$950,000	19-Jan-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: 02 June 2025



3/54 EDINBURGH STREET CLAYTON VIC 3168

 3  2  -

Sold Price

\$887,500

Sold Date

05-Apr-25

Distance

1.68km



2/27 FINCH STREET NOTTING HILL VIC 3168

 3  2  2

Sold Price

\$910,000

Sold Date

12-Mar-25

Distance

1.4km



2/41 WAVE AVENUE MOUNT WAVERLEY VIC 3149

 3  2  2

Sold Price

\$950,000

Sold Date

19-Jan-25

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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