

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

41d Margaret Street, Clayton Vic 3168

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,320,000

Property Type House

Suburb Clayton

Period - From 20/03/2025

to

19/03/2026

Source Property Data

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	2/34 Evelyn St CLAYTON 3168	\$938,500	14/03/2026
2	2/60 Edinburgh St CLAYTON 3168	\$875,000	03/12/2025
3	3/6 McGregor St CLAYTON 3168	\$940,000	29/10/2025

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:

20/03/2026 14:10



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
20/03/2025 - 19/03/2026: \$1,320,000

Comparable Properties



2/34 Evelyn St CLAYTON 3168 (REI)

Agent Comments



Price: \$938,500
Method: Auction Sale
Date: 14/03/2026
Property Type: Townhouse (Res)



2/60 Edinburgh St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 03/12/2025
Property Type: Townhouse (Single)



3/6 Mcgregor St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$940,000
Method: Auction Sale
Date: 29/10/2025
Property Type: Townhouse (Res)

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