

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

1/66 Edinburgh Street, Clayton Vic 3168

Indicative selling price

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

Range between \$690,000

&

\$720,000

Median sale price

Median price \$679,000

Property Type Unit

Suburb Clayton

Period - From 17/03/2025

to

16/03/2026

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	3/52 Leumear St OAKLEIGH EAST 3166	\$687,000	14/01/2026
2	4/10 Coonil St OAKLEIGH SOUTH 3167	\$648,000	28/10/2025
3	3/25 Thompson St CLAYTON 3168	\$775,000	08/10/2025

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:

17/03/2026 10:03



2
 2
 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$690,000 - \$720,000

Median Unit Price

17/03/2025 - 16/03/2026: \$679,000

Comparable Properties



3/52 Leumear St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

2
 1
 1

Price: \$687,000

Method: Private Sale

Date: 14/01/2026

Property Type: Unit



4/10 Coonil St OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

2
 1
 2

Price: \$648,000

Method: Sold Before Auction

Date: 28/10/2025

Property Type: Unit



3/25 Thompson St CLAYTON 3168 (REI/VG)

Agent Comments

2
 2
 1

Price: \$775,000

Method: Sold Before Auction

Date: 08/10/2025

Property Type: Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222