

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

74 JAGUAR DRIVE 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

\$1,097,000

&

\$1,206,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Clayton

Period-from

01 Mar 2025

to

28 Feb 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

24 JAGUAR DRIVE CLAYTON VIC 3168	\$1,282,000	14-Mar-26
85 HARLINGTON STREET CLAYTON VIC 3168	\$1,203,000	06-Oct-25
24 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$1,104,000	06-Dec-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: 21 March 2026



24 JAGUAR DRIVE CLAYTON VIC 3168

Sold Price

^{RS}
\$1,282,000

Sold Date

14-Mar-26
 3

 1

 2

Distance

0.43km


85 HARLINGTON STREET CLAYTON VIC 3168

Sold Price

\$1,203,000

Sold Date

06-Oct-25
 3

 1

 2

Distance

1.91km


24 BEVAN AVENUE CLAYTON SOUTH VIC 3169

Sold Price

\$1,104,000

Sold Date

06-Dec-25
 3

 1

 1

Distance

0.68km


124 MORIAH STREET CLAYTON VIC 3168

Sold Price

^{RS}
\$1,070,000

Sold Date

29-Nov-25
 3

 1

 2

Distance

0.21km
RS = Recent sale

UN = Undisclosed Sale

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