

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

1/42 Edinburgh Street, Clayton Vic 3168

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$907,000 Property Type Townhouse Suburb Clayton

Period - From 26/03/2025 to 25/03/2026 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 | 15 Yarram Cr CLAYTON 3168 | \$795,000 | 07/03/2026 |
| 2 | 2/1367-1369 Centre Rd CLAYTON 3168 | \$780,500 | 28/02/2026 |
| 3 | 2/2 Mcbean St CLAYTON 3168 | \$855,000 | 21/02/2026 |

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:

26/03/2026 14:43



Property Type: House (Res)

Land Size: 158 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Townhouse Price

26/03/2025 - 25/03/2026: \$907,000

RayWhite

Comparable Properties



15 Yarram Cr CLAYTON 3168 (REI)

Agent Comments



Price: \$795,000

Method: Auction Sale

Date: 07/03/2026

Property Type: Townhouse (Res)



2/1367-1369 Centre Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$780,500

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)



2/2 Mcbean St CLAYTON 3168 (REI)

Agent Comments



Price: \$855,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)

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