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	2/4 Eva Street, Clayton Vic 3168

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $917,000 Property Type Townhouse Suburb Clayton

Period - From 03/07/2025 to 02/07/2026 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	207a Carinish Rd CLAYTON 3168	$842,000	02/05/2026
2	2/50 Madeleine Rd CLAYTON 3168	$915,000	25/02/2026
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: 03/07/2026 12:00

2/4 Eva Street, Clayton Vic 3168

Peter Liu
0451367278
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Property Type:
Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Townhouse Price
03/07/2025 - 02/07/2026: $917,000

Comparable Properties



207a Carinish Rd CLAYTON 3168 (REI/VG)

3 2 2

Price: $842,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Townhouse (Res)
Land Size: 144 sqm approx

Agent Comments



2/50 Madeleine Rd CLAYTON 3168 (REI/VG)

3 2 1

Price: $915,000
Method: Private Sale
Date: 25/02/2026
Property Type: Townhouse (Res)

Agent Comments



2/2 Mcbean St CLAYTON 3168 (REI/VG)

3 2 2

Price: $855,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)

Agent Comments

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

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