

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

1/25 Edinburgh Street, Clayton Vic 3168

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$769,000 Property Type Unit Suburb Clayton

Period - From 01/07/2025 to 30/06/2026 Source REIV

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	1/28 Kionga St CLAYTON 3168	\$810,000	22/08/2026
2	1/7 Greta St OAKLEIGH EAST 3166	\$778,880	23/05/2026
3	1/3 Stradbroke St OAKLEIGH SOUTH 3167	\$740,000	09/05/2026

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:

28/08/2026 17:17

1/25 Edinburgh Street, Clayton Vic 3168

RayWhite

Michael Renzella

03 9568 2000

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michael.renzella@raywhite.com

Indicative Selling Price

\$750,000 - \$790,000

Median Unit Price

Year ending June 2026: \$769,000



3 1 1

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



1/28 Kionga St CLAYTON 3168 (REI)

Agent Comments

3 1 1

Price: \$810,000

Method: Auction Sale

Date: 22/08/2026

Property Type: Unit



1/7 Greta St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

3 1 2

Price: \$778,880

Method: Auction Sale

Date: 23/05/2026

Property Type: Unit

Land Size: 270 sqm approx



1/3 Stradbroke St OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

3 1 2

Price: \$740,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Unit

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



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