Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	43 Eva Street Clayton, 3168

Indicative selling price

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

Range between	$1,100,000 & $1,200,000

Median sale price

Median price	$1,275,250	Property Type	HOUSE	Suburb	CLAYTON
Period - From	01-Aug-2025	to	31-Jul-2026	Source	Cotality

Comparable property sales

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	75 CARINISH ROAD CLAYTON VIC 3168	$1,180,000	09-May-2026
2	30 SCOTSBURN AVENUE CLAYTON VIC 3168	$1,060,500	09-May-2026
3	70 VIEW STREET CLAYTON VIC 3168	$1,062,000	13-Jun-2026

This statement of information was prepared on 21-Sep-2026 at 4:21:38 PM AEST