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	24 Prince Charles Street, Clayton Vic 3168

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,277,500 Property Type House Suburb Clayton

Period - From 01/04/2024 to 31/03/2025 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	47 Alice St CLAYTON 3168	$1,010,000	19/02/2025
2	59 Carinish Rd CLAYTON 3168	$1,075,000	08/02/2025
3	22 Fenton St HUNTINGDALE 3166	$1,100,000	08/02/2025

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: 12/06/2025 11:13

24 Prince Charles Street, Clayton Vic 3168

Elvis Huynh
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4 1 2

Property Type: House
Land Size: 683 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending March 2025: $1,277,500

Comparable Properties

47 Alice St CLAYTON 3168 (VG)

3 - -

Agent Comments

Price: $1,010,000
Method: Sale
Date: 19/02/2025
Property Type: House (Res)
Land Size: 697 sqm approx

59 Carinish Rd CLAYTON 3168 (REI/VG)

4 2 2

Agent Comments

Price: $1,075,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 697 sqm approx

22 Fenton St HUNTINGDALE 3166 (VG)

3 - -

Agent Comments

Price: $1,100,000
Method: Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 602 sqm approx

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