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	2/39 Evelyn Street, Clayton Vic 3168

Indicative selling price

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

Range between $680,000 & $740,000

Median sale price

Median price $717,500 Property Type Townhouse 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	7/10-12 Murray St CLAYTON 3168	$720,000	22/02/2025
2	6/13-15 Dixon St CLAYTON 3168	$706,000	12/12/2024
3	5/42 Evelyn St CLAYTON 3168	$700,500	01/12/2024

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: 15/05/2025 23:19

2/39 Evelyn Street, Clayton Vic 3168

Sean Lin
8849 8088
0452 050 331
seanlin@jelliscraig.com.au



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
Year ending March 2025: $717,500

Comparable Properties



7/10-12 Murray St CLAYTON 3168 (REI)

3 2 2

Price: $720,000
Method: Private Sale
Date: 22/02/2025
Property Type: Townhouse (Single)

Agent Comments



6/13-15 Dixon St CLAYTON 3168 (REI)

3 2 2

Price: $706,000
Method: Private Sale
Date: 12/12/2024
Property Type: Townhouse (Single)

Agent Comments



5/42 Evelyn St CLAYTON 3168 (REI/VG)

3 2 2

Price: $700,500
Method: Auction Sale
Date: 01/12/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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