

# 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

1/24 Madeleine Road, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$760,000

&

\$830,000

### Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Clayton

Period - From

05/08/2025

to

04/08/2026

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 | 2/17 Mcmillan St CLAYTON SOUTH 3169 | \$842,700 | 01/08/2026   |
| 2 | 3/53 Evelyn St CLAYTON 3168         | \$800,000 | 12/07/2026   |
| 3 | 1/42 Edinburgh St CLAYTON 3168      | \$746,000 | 23/05/2026   |

**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:

05/08/2026 09:58



 3  2  2

**Rooms:** 6  
**Property Type:** Unit  
**Land Size:** 312 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$760,000 - \$830,000  
**Median Unit Price**  
 05/08/2025 - 04/08/2026: \$700,000

## Comparable Properties



**2/17 Mcmillan St CLAYTON SOUTH 3169 (REI)**

Agent Comments

 3  2  1

**Price:** \$842,700  
**Method:** Auction Sale  
**Date:** 01/08/2026  
**Property Type:** Unit



**3/53 Evelyn St CLAYTON 3168 (REI)**

Agent Comments

 4  3  2

**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 12/07/2026  
**Property Type:** Townhouse (Res)



**1/42 Edinburgh St CLAYTON 3168 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$746,000  
**Method:** Auction Sale  
**Date:** 23/05/2026  
**Property Type:** Townhouse (Res)