

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

4/66 Edinburgh Street, Clayton Vic 3168

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Clayton

Period - From 15/09/2025

to 14/09/2026

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	3/3 Marshall Av CLAYTON 3168	\$680,000	15/05/2026
2	2/1 Seascape St CLAYTON 3168	\$635,000	08/05/2026
3	10/10-12 Murray St CLAYTON 3168	\$625,000	18/04/2026

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:

15/09/2026 14:43



 2  1  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

15/09/2025 - 14/09/2026: \$645,000

Comparable Properties



3/3 Marshall Av CLAYTON 3168 (REI)

Agent Comments

 2  1  1

Price: \$680,000

Method: Sold Before Auction

Date: 15/05/2026

Property Type: Unit



2/1 Seascope St CLAYTON 3168 (REI)

Agent Comments

 2  1  2

Price: \$635,000

Method: Private Sale

Date: 08/05/2026

Property Type: Unit



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

Agent Comments

 2  1  2

Price: \$625,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Unit

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036