

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

2/59 Jaguar Drive, Clayton Vic 3168

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,290,000

Property Type House

Suburb Clayton

Period - From 01/07/2024

to

30/06/2025

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	4/1 Dunstan St CLAYTON 3168	\$955,000	26/07/2025
2	21b First St CLAYTON SOUTH 3169	\$905,000	29/06/2025
3	6/11 Second St CLAYTON SOUTH 3169	\$1,070,000	24/05/2025

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:

01/08/2025 11:27



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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending June 2025: \$1,290,000



4 3 2

Property Type:

Agent Comments

Comparable Properties



4/1 Dunstan St CLAYTON 3168 (REI)

Agent Comments

4 3 2

Price: \$955,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Townhouse (Res)

21b First St CLAYTON SOUTH 3169 (REI)

Agent Comments

4 2 2

Price: \$905,000
Method: Auction Sale
Date: 29/06/2025
Property Type: Townhouse (Res)



6/11 Second St CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

4 3 2

Price: \$1,070,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)
Land Size: 204 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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