

## 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

4A LINDSAY STREET CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

1/8 FORTUNA STREET CLAYTON VIC 3168	\$890,000	29-Nov-25
2/60 EDINBURGH STREET CLAYTON VIC 3168	\$875,000	08-Dec-25
4/27 ROBINSON STREET CLAYTON VIC 3168	\$930,000	18-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 28 February 2026



**1/8 FORTUNA STREET CLAYTON  
VIC 3168**

 4  2  1

Sold Price

**\$890,000**

Sold Date **29-Nov-25**

Distance

**0.69km**



**2/60 EDINBURGH STREET  
CLAYTON VIC 3168**

 3  2  1

Sold Price

**\$875,000**

Sold Date **08-Dec-25**

Distance

**1.21km**



**4/27 ROBINSON STREET CLAYTON  
VIC 3168**

 4  2  1

Sold Price

**\$930,000**

Sold Date **18-Oct-25**

Distance

**1.3km**

RS = Recent sale

UN = Undisclosed Sale

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