

## 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

1/73 JAGUAR DRIVE 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

\$820,000

&

\$880,000

### 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

2/13 JAGUAR DRIVE CLAYTON VIC 3168	\$804,000	23-Dec-25
3/10-12 MANOON ROAD CLAYTON SOUTH VIC 3169	\$915,000	13-Nov-25
1/17 MONTANA AVENUE MULGRAVE VIC 3170	\$797,000	22-Nov-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: 26 February 2026



**2/13 JAGUAR DRIVE CLAYTON VIC 3168**

Sold Price

<sup>RS</sup>

**\$804,000**

Sold Date

**23-Dec-25**

 3  1  1

Distance

**0.52km**



**3/10-12 MANOON ROAD CLAYTON SOUTH VIC 3169**

Sold Price

**\$915,000**

Sold Date

**13-Nov-25**

 3  1  1

Distance

**1.77km**



**1/17 MONTANA AVENUE MULGRAVE VIC 3170**

Sold Price

**\$797,000**

Sold Date

**22-Nov-25**

 3  1  1

Distance

**1.93km**

RS = Recent sale

UN = Undisclosed Sale

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