

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 Gentle Street, Clayton Vic 3168

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,319,500 Property Type House Suburb Clayton

Period - From 01/01/2026 to 31/03/2026 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	6 Gentle St CLAYTON 3168	\$988,000	16/12/2025
2	1/30 Springs Rd CLARINDA 3169	\$1,062,000	11/04/2026
3	41a Margaret St CLAYTON 3168	\$1,068,888	14/02/2026

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:

21/04/2026 14:59



 3  2  1

Property Type: House (Res)

Land Size: 211 sqm approx

Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2026: \$1,319,500

Comparable Properties

6 Gentle St CLAYTON 3168 (REI)

Agent Comments

 3  2  1

Price: \$988,000

Method:

Date: 16/12/2025

Property Type: House



1/30 Springs Rd CLARINDA 3169 (REI)

Agent Comments

 3  2  2

Price: \$1,062,000

Method: Auction Sale

Date: 11/04/2026

Property Type: Townhouse (Res)

41a Margaret St CLAYTON 3168 (REI)

Agent Comments

 3  3  2

Price: \$1,068,888

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)

Land Size: 250 sqm approx

Account - Jellis Craig | P: 03 88498088