

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

1C TENNYSON AVENUE CLAYTON SOUTH VIC 3169

Indicative selling price

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

Single Price		or range between	\$880,000	&	\$920,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$595,000	Property type	Unit	Suburb	Clayton South
Period-from	01 Dec 2024	to	30 Nov 2025	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
39 EVERGREEN BOULEVARD CLAYTON SOUTH VIC 3169	965000	10-Oct-25
3/6 MCGREGOR STREET CLAYTON VIC 3168	940000	29-Oct-25
16 EVERGREEN BOULEVARD CLAYTON SOUTH VIC 3169	1052500	06-Dec-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: 13 December 2025



**39 EVERGREEN BOULEVARD
CLAYTON SOUTH VIC 3169**

4 2 2

Sold Price

^{RS} **965000**

^{UN}

Sold Date 10-Oct-25

Distance

0.9km



3/6 MCGREGOR STREET CLAYTON VIC 3168

4 3 2

^{RS}

940000

Sold Date

29-Oct-25

Distance

1.43km



**16 EVERGREEN BOULEVARD
CLAYTON SOUTH VIC 3169**

4 2 2

Sold Price

^{RS} **1052500**

Sold Date

06-Dec-25

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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