

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

1/26 CLAREVALE STREET 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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Aug 2024

to

31 Jul 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

4/27 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$900,000	17-Mar-25
21B FIRST STREET CLAYTON SOUTH VIC 3169	\$905,000	29-Jun-25
4/1 DUNSTAN STREET CLAYTON VIC 3168	\$955,000	26-Jul-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: 07 August 2025



**4/27 BURNS AVENUE CLAYTON
SOUTH VIC 3169**

4 3 2

Sold Price **\$900,000** Sold Date **17-Mar-25**

Distance **1.12km**



**21B FIRST STREET CLAYTON
SOUTH VIC 3169**

4 2 1

Sold Price ^{RS} **\$905,000** Sold Date **29-Jun-25**

Distance **1.17km**



**4/1 DUNSTAN STREET CLAYTON
VIC 3168**

4 3 1

Sold Price ^{RS} **\$955,000** ^{UN} Sold Date **26-Jul-25**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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