

## 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

26 BELLAVISTA CRESCENT CLAYTON SOUTH VIC 3169

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Clayton South

Period-from

01 Sep 2024

to

31 Aug 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 MIRANDA CLOSE CLAYTON SOUTH VIC 3169    | 878000 | 30-Aug-25 |
| 28 NETTELBECK ROAD CLAYTON SOUTH VIC 3169 | 955000 | 14-Jun-25 |
| 187 WESTALL ROAD CLAYTON SOUTH VIC 3169   | 878000 | 12-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: 27 September 2025



## 4 MIRANDA CLOSE CLAYTON SOUTH VIC 3169

4 2 1

Sold Price

<sup>RS</sup> **878000** Sold Date **30-Aug-25**

Distance **0.92km**



## 28 NETTELBECK ROAD CLAYTON SOUTH VIC 3169

2 2 2

Sold Price

**955000** Sold Date **14-Jun-25**

Distance **0.33km**



## 187 WESTALL ROAD CLAYTON SOUTH VIC 3169

3 2 2

Sold Price

<sup>RS</sup> **878000** Sold Date **12-Jul-25**

Distance **0.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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