

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

2/17 BELMONT AVENUE CLAYTON VIC 3168

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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Clayton

Period-from

01 Aug 2025

to

31 Jul 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

1/20 THOMPSON STREET CLAYTON VIC 3168	\$920,000	29-Jul-26
32B BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$987,100	25-Jul-26
3/36 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$958,000	25-Jul-26

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 2026



1/20 THOMPSON STREET CLAYTON VIC 3168

4 3 1

Sold Price

^{RS}

\$920,000

Sold Date

29-Jul-26

Distance

1.11km



32B BEVAN AVENUE CLAYTON SOUTH VIC 3169

4 3 1

Sold Price

^{RS}

\$987,100

Sold Date

25-Jul-26

Distance

0.92km



3/36 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

4 3 -

Sold Price

^{RS}

\$958,000

Sold Date

25-Jul-26

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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