

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

3/23 BEVAN 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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Jul 2025

to

30 Jun 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

2/8 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$915,000	06-Jun-26
3/47 TENNYSON AVENUE CLAYTON SOUTH VIC 3169	\$950,000	15-Mar-26
1/63 MAIN ROAD CLAYTON SOUTH VIC 3169	\$920,000	27-Feb-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: 13 July 2026



2/8 BEVAN AVENUE CLAYTON SOUTH VIC 3169

 4  3  2

Sold Price

^{RS}

\$915,000

Sold Date

06-Jun-26

Distance

0.09km



3/47 TENNYSON AVENUE CLAYTON SOUTH VIC 3169

 4  2  2

Sold Price

\$950,000

Sold Date

15-Mar-26

Distance

0.46km



1/63 MAIN ROAD CLAYTON SOUTH VIC 3169

 4  3  1

Sold Price

\$920,000

Sold Date

27-Feb-26

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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