

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

1/23 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

\$985,000

Property type

Other

Suburb

Clayton South

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

3/23 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$988,888	08-Aug-26
2/8 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$915,000	06-Jun-26
32B BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$987,100	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: 21 August 2026



3/23 BEVAN AVENUE CLAYTON SOUTH VIC 3169

4 3 2

Sold Price

^{RS}

\$988,888

Sold Date **08-Aug-26**

Distance

0km



2/8 BEVAN AVENUE CLAYTON SOUTH VIC 3169

4 3 2

Sold Price

^{RS}

\$915,000

Sold Date **06-Jun-26**

Distance

0.09km



32B BEVAN AVENUE CLAYTON SOUTH VIC 3169

4 3 1

Sold Price

^{RS}

\$987,100

Sold Date **25-Jul-26**

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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