

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

5 IRELAND ROAD 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$985,000

Property type

House

Suburb

Clayton South

Period-from

01 Jan 2025

to

31 Dec 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

26 BELLAVISTA CRESCENT CLAYTON SOUTH VIC 3169	\$985,000	08-Oct-25
7 SILVAN AVENUE SPRINGVALE VIC 3171	\$1,010,000	26-Sep-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: 19 January 2026



26 BELLAVISTA CRESCENT CLAYTON SOUTH VIC 3169

 3  2  3

Sold Price **\$985,000** Sold Date **08-Oct-25**

Distance **0.41km**



7 SILVAN AVENUE SPRINGVALE VIC 3171

 3  1  1

Sold Price **\$1,010,000** Sold Date **26-Sep-25**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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