

## 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

12 DIANELLA STREET CLAYTON SOUTH VIC 3169

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$985,000

Property type

House

Suburb

Clayton South

Period-from

01 Dec 2024

to

30 Nov 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

|                                                   |           |           |
|---------------------------------------------------|-----------|-----------|
| 42 JACKSON GREEN BOULEVARD CLAYTON SOUTH VIC 3169 | \$812,000 | 13-Sep-25 |
| 37 EVERGREEN BOULEVARD CLAYTON SOUTH VIC 3169     | \$930,000 | 21-Nov-25 |
| 11 BOTANIC DRIVE CLAYTON SOUTH VIC 3169           | \$930,000 | 20-Nov-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 December 2025



**42 JACKSON GREEN BOULEVARD  
CLAYTON SOUTH VIC 3169**

Sold Price

**\$812,000**

Sold Date

**13-Sep-25**



3



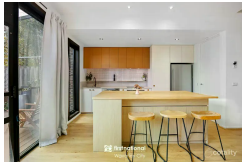
2



2

Distance

**0.11km**



**37 EVERGREEN BOULEVARD  
CLAYTON SOUTH VIC 3169**

Sold Price

<sup>RS</sup> **\$930,000**

Sold Date

**21-Nov-25**



3



2



2

Distance

**1.31km**



**11 BOTANIC DRIVE CLAYTON  
SOUTH VIC 3169**

Sold Price

Sold Date

**20-Nov-25**



3



2



2

Distance

**1.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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