

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

54 SYLVANDER STREET 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Clayton South

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

56 CLEARY COURT CLAYTON SOUTH VIC 3169	975000	24-May-25
63 SYLVANDER STREET CLAYTON SOUTH VIC 3169	978000	11-Apr-25
9 KITSON ROAD CLAYTON SOUTH VIC 3169	936000	05-Apr-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: 18 June 2025



56 CLEARY COURT CLAYTON SOUTH VIC 3169

 3  1  2

Sold Price

^{RS}

975000

Sold Date

24-May-25

Distance

0.88km



63 SYLVANDER STREET CLAYTON SOUTH VIC 3169

 3  1  2

Sold Price

978000

Sold Date

11-Apr-25

Distance

0.1km



9 KITSON ROAD CLAYTON SOUTH VIC 3169

 3  1  2

Sold Price

^{RS}

936000

Sold Date

05-Apr-25

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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