

## 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

5/26 OAKES AVENUE 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2024

to

31 Jan 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

4/68 BEVAN AVENUE CLAYTON SOUTH VIC 3169	850000	07-Dec-24
1/25 MALLAWA STREET CLAYTON SOUTH VIC 3169	815000	12-Oct-24
28B KOMBI ROAD CLAYTON SOUTH VIC 3169	855000	26-Oct-24

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.

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**4/68 BEVAN AVENUE CLAYTON  
SOUTH VIC 3169**

 3  2  2

Sold Price

<sup>RS</sup> **850000** Sold Date **07-Dec-24**

Distance **0.37km**



**1/25 MALLAWA STREET CLAYTON  
SOUTH VIC 3169**

 4  2  2

Sold Price

**815000** Sold Date **12-Oct-24**

Distance **0.63km**



**28B KOMBI ROAD CLAYTON  
SOUTH VIC 3169**

 4  3  1

Sold Price

**855000** Sold Date **26-Oct-24**

Distance **0.52km**

RS = Recent sale      UN = Undisclosed Sale

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