

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Mar 2024

to

28 Feb 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	\$850,000	07-Dec-24
32 BOTANIC DRIVE CLAYTON SOUTH VIC 3169	\$825,000	21-Dec-24
22C FRANK AVENUE CLAYTON SOUTH VIC 3169	\$860,000	23-Nov-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.~~

This Statement of Information was prepared on: 07 March 2025



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

3 2 2

Sold Price **\$850,000** Sold Date **07-Dec-24**

Distance **0.39km**



**32 BOTANIC DRIVE CLAYTON
SOUTH VIC 3169**

3 2 2

Sold Price ^{RS} **\$825,000** Sold Date **21-Dec-24**

Distance **0.57km**



**22C FRANK AVENUE CLAYTON
SOUTH VIC 3169**

3 2 -

Sold Price **\$860,000** Sold Date **23-Nov-24**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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