

# 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

1/55 Bevan 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)

Range between \$660,000 & \$720,000

### Median sale price

Median price \$785,750 Property Type Unit Suburb Clayton South

Period - From 01/01/2024 to 31/12/2024 Source REIV

### 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 six 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 |
|---|--|-----------|--------------|
| 1 | 1/25 Bevan Av CLAYTON SOUTH 3169       | \$802,500 | 07/12/2024   |
| 2 | 3/52-54 Tennyson Av CLAYTON SOUTH 3169 | \$690,000 | 26/10/2024   |
| 3 | 1/17 Dyer Ct CLARINDA 3169             | \$745,000 | 19/10/2024   |

**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 six months.~~

This Statement of Information was prepared on:

12/02/2025 15:59



**Property Type:** unit

**Land Size:** 300 sqm approx

Agent Comments

## Comparable Properties



1/25 Bevan Av CLAYTON SOUTH 3169 (REI)

Agent Comments



**Price:** \$802,500

**Method:** Auction Sale

**Date:** 07/12/2024

**Property Type:** Unit



3/52-54 Tennyson Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



**Price:** \$690,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** Unit

**Land Size:** 215 sqm approx



1/17 Dyer Ct CLARINDA 3169 (REI/VG)

Agent Comments



**Price:** \$745,000

**Method:** Auction Sale

**Date:** 19/10/2024

**Property Type:** Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222