

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

1/24 Belmont Avenue, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000

&

\$935,000

Median sale price

Median price \$867,750

Property Type Townhouse

Suburb Clayton

Period - From 26/05/2024

to

25/05/2025

Source Property Data

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	2/11 Moore Av CLAYTON SOUTH 3169	\$931,500	17/05/2025
2	6/29 Mcmillan St CLAYTON SOUTH 3169	\$887,000	10/05/2025
3	3/6 Prince Charles St CLAYTON 3168	\$850,000	02/05/2025

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:

26/05/2025 13:29

1/24 Belmont Avenue, Clayton Vic 3168

RayWhite

Peter Liu
0451367278
peter.liu@raywhite.com



3 2 2

Property Type: Townhouse (Res)

Land Size: 282 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median Townhouse Price

26/05/2024 - 25/05/2025: \$867,750

Comparable Properties

2/11 Moore Av CLAYTON SOUTH 3169 (REI)

Agent Comments

3 2 2

Price: \$931,500

Method: Auction Sale

Date: 17/05/2025

Property Type: Townhouse (Res)



6/29 Mcmillan St CLAYTON SOUTH 3169 (REI)

Agent Comments

4 2 2

Price: \$887,000

Method: Auction Sale

Date: 10/05/2025

Property Type: Townhouse (Res)

Land Size: 227 sqm approx



3/6 Prince Charles St CLAYTON 3168 (REI)

Agent Comments

3 2 1

Price: \$850,000

Method: Private Sale

Date: 02/05/2025

Property Type: Townhouse (Res)

Land Size: 180 sqm approx

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



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