

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 FRANK 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$982,000

Property type

Commercial

Suburb

Clayton South

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

3/16 MANOON ROAD CLAYTON SOUTH VIC 3169	\$865,000	13-Nov-15
3/15 MANOON ROAD CLAYTON SOUTH VIC 3169	\$990,000	10-Nov-25
1/47 TENNYSON AVENUE CLAYTON SOUTH VIC 3169	\$950,000	20-Sep-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: 03 December 2025



**3/16 MANOON ROAD CLAYTON
SOUTH VIC 3169**

4 3 2

Sold Price

\$865,000

Sold Date

13-Nov-15

Distance

0.46km



**3/15 MANOON ROAD CLAYTON
SOUTH VIC 3169**

4 3 2

Sold Price

^{RS} **\$990,000**

Sold Date

10-Nov-25

Distance

0.46km



**1/47 TENNYSON AVENUE
CLAYTON SOUTH VIC 3169**

3 2 2

Sold Price

\$950,000

Sold Date

20-Sep-25

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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