

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

1/26 Oakes Avenue, Clayton South Vic 3169

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

\$894,000

Property Type

Townhouse

Suburb

Clayton South

Period - From

19/05/2024

to

18/05/2025

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	6/29 Mcmillan St CLAYTON SOUTH 3169	\$887,000	10/05/2025
2	4/27 Burns Av CLAYTON SOUTH 3169	\$900,000	10/04/2025
3	2/30 Evelyn St CLAYTON 3168	\$900,000	19/03/2025

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:

19/05/2025 12:07

1/26 Oakes Avenue, Clayton South Vic 3169

RayWhite

Peter Liu
0451367278
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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Townhouse Price
19/05/2024 - 18/05/2025: \$894,000

Comparable Properties



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



4/27 Burns Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

4 3 2

Price: \$900,000
Method: Private Sale
Date: 10/04/2025
Property Type: House

2/30 Evelyn St CLAYTON 3168 (REI/VG)

Agent Comments

4 2 1

Price: \$900,000
Method: Sold Before Auction
Date: 19/03/2025
Property Type: Townhouse (Res)

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



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