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

1/6 Burns Avenue, Clayton South Vic 3169

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$730,000		&		\$799,000			
Median sale p	rice							
Median price	\$779,000	Pro	operty Type	Unit			Suburb	Clayton South
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/56 Oakes Av CLAYTON SOUTH 3169	\$710,000	28/06/2025
2	804/864 Blackburn Rd CLAYTON 3168	\$735,000	04/06/2025
3	2/46 Kionga St CLAYTON 3168	\$832,000	31/05/2025

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:

24/07/2025 13:30









Property Type: Unit Land Size: 323 sqm approx Agent Comments

Indicative Selling Price \$730,000 - \$799,000 **Median Unit Price** June quarter 2025: \$779,000

Comparable Properties



2 3 1 Price: \$710,000 Method: Auction Sale Date: 28/06/2025 Property Type: Unit Land Size: 284 sqm approx

804/864 Blackburn Rd CLAYTON 3168 (REI) 2

Agent Comments

Agent Comments



Price: \$735,000 Method: Private Sale Date: 04/06/2025 Property Type: Apartment

3



2/46 Kionga St CLAYTON 3168 (REI/VG)



2

1

Agent Comments

Price: \$832,000 Method: Auction Sale Date: 31/05/2025 Property Type: Unit Land Size: 303 sqm approx

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



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