

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

14/24 BURTON AVENUE CLAYTON VIC 3168

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

\$456,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,888

Property type

Unit

Suburb

Clayton

Period-from

01 Aug 2024

to

31 Jul 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

7/24 BURTON AVENUE CLAYTON VIC 3168	\$470,000	02-Jun-25
5/61-63 KANOOKA GROVE CLAYTON VIC 3168	\$445,000	12-May-25
G08/29C BROWNS ROAD CLAYTON VIC 3168	\$490,000	18-Jun-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: 15 August 2025



**7/24 BURTON AVENUE CLAYTON
VIC 3168**

 2  1  1

Sold Price

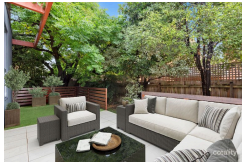
\$470,000

Sold Date

02-Jun-25

Distance

0km



**5/61-63 KANOOKA GROVE
CLAYTON VIC 3168**

 2  1  1

Sold Price

\$445,000

Sold Date

12-May-25

Distance

0.8km



**G08/29C BROWNS ROAD
CLAYTON VIC 3168**

 2  1  1

Sold Price

\$490,000

Sold Date

18-Jun-25

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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