

## 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

3/3 SYDNEY STREET CLAYTON SOUTH VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

Other

Suburb

Clayton South

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

4/68 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$850,000	07-Dec-24
1/32 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$898,000	22-Feb-25
3/54 EDINBURGH STREET CLAYTON VIC 3168	\$887,500	05-Apr-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: 01 May 2025



**4/68 BEVAN AVENUE CLAYTON  
SOUTH VIC 3169**

3 2 2

Sold Price

**\$850,000**

Sold Date **07-Dec-24**

Distance

**1.47km**



**1/32 BURNS AVENUE CLAYTON  
SOUTH VIC 3169**

3 2 1

Sold Price

<sup>RS</sup> **\$898,000**

Sold Date **22-Feb-25**

Distance

**1.93km**



**3/54 EDINBURGH STREET  
CLAYTON VIC 3168**

3 2 -

Sold Price

<sup>RS</sup> **\$887,500**

Sold Date **05-Apr-25**

Distance

**1.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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