

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

33 Monash Crescent, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$950,000

Median sale price

Median price \$981,000

Property Type House

Suburb Clayton South

Period - From 01/07/2024

to

30/06/2025

Source 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.

	Address of comparable property	Price	Date of sale
1	50 Cleary Ct CLAYTON SOUTH 3169	\$1,026,000	21/09/2025
2	16 Ireland Rd CLAYTON SOUTH 3169	\$975,000	19/07/2025
3	82 Monash Cr CLAYTON SOUTH 3169	\$940,000	01/07/2025

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:

02/10/2025 14:46



Property Type: HOUSE

Land Size: 540 sqm approx

Agent Comments

Comparable Properties



50 Cleary Ct CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$1,026,000

Method: Auction Sale

Date: 21/09/2025

Property Type: House (Res)

Land Size: 534 sqm approx



16 Ireland Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$975,000

Method: Auction Sale

Date: 19/07/2025

Property Type: House (Res)

Land Size: 590 sqm approx



82 Monash Cr CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 01/07/2025

Property Type: House

Land Size: 667 sqm approx