

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	85 Osborne Avenue Clayton South, 3169
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Indicative selling price

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

Range between	\$1,250,000 & \$1,375,000
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Median sale price

Median price	NOT PROVIDED	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
Period - From		to		Source	NOT PROVIDED

Comparable property sales

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	22 Culshow Ave Clayton South	\$1,260,000	18-Aug-2025
2	15 Moore Ave Clayton South	\$1,465,000	26-Aug-2025
3	1 A Koolena Close Clayton	\$1,300,000	12-Sep-2025

This statement of information was prepared on 12-Mar-2026 at 5:20:18 PM AEDT