

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	9 Melosa Avenue Clayton South, 3169
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Single price	\$895,000
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### Median sale price

Median price	\$645,000	Property Type	UNIT	Suburb	CLAYTON SOUTH
Period - From	01-Sep-2025	to	30-Nov-2025	Source	Proptack

### Comparable property sales

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 27-Dec-2025 at 5:28:50 PM AEDT