

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

1/6 Burns Avenue, Clayton South Vic 3169

Indicative selling price

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

Range between

\$730,000

&

\$799,000

Median sale price

Median price

\$779,000

Property Type

Unit

Suburb

Clayton South

Period - From

01/04/2025

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	2/56 Oakes Av CLAYTON SOUTH 3169	\$710,000	28/06/2025
2	804/864 Blackburn Rd CLAYTON 3168	\$735,000	04/06/2025
3	2/46 Kionga St CLAYTON 3168	\$832,000	31/05/2025

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:

24/07/2025 13:30



 4  1  2

Property Type: Unit
Land Size: 323 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$799,000
Median Unit Price
June quarter 2025: \$779,000

Comparable Properties



2/56 Oakes Av CLAYTON SOUTH 3169 (REI)

Agent Comments

 3  1  2

Price: \$710,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Unit
Land Size: 284 sqm approx



804/864 Blackburn Rd CLAYTON 3168 (REI)

Agent Comments

 3  2  2

Price: \$735,000
Method: Private Sale
Date: 04/06/2025
Property Type: Apartment



2/46 Kionga St CLAYTON 3168 (REI/VG)

Agent Comments

 3  1  1

Price: \$832,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Unit
Land Size: 303 sqm approx

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