

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

19 Cleary Court, Clayton South Vic 3169

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price

\$980,000

Property Type

House

Suburb

Clayton South

Period - From

27/08/2024

to

26/08/2025

Source

Property Data

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	54 Sylvander St CLAYTON SOUTH 3169	\$955,000	21/06/2025
2	63 Sylvander St CLAYTON SOUTH 3169	\$978,000	11/04/2025
3	12 Merlyn Av CLAYTON SOUTH 3169	\$1,120,000	28/02/2025

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:

27/08/2025 15:01

Michael Renzella

03 9568 2000

0400 105 005

michael.renzella@raywhite.com

Indicative Selling Price

\$950,000 - \$1,000,000

Median House Price

27/08/2024 - 26/08/2025: \$980,000



3 1 2

Rooms: 4

Property Type: House (Res)

Land Size: 614 sqm approx

Agent Comments

Comparable Properties



54 Sylvander St CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

3 1 2

Price: \$955,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 534 sqm approx



63 Sylvander St CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

3 1 2

Price: \$978,000

Method: Sold Before Auction

Date: 11/04/2025

Property Type: House

Land Size: 530 sqm approx



12 Merlyn Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

3 1 4

Price: \$1,120,000

Method: Sold Before Auction

Date: 28/02/2025

Property Type: House (Res)

Land Size: 585 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222