

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

30 Kallay Street, Clayton South Vic 3169

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$999,000

Property Type

House

Suburb

Clayton South

Period - From

01/12/2024

to

30/11/2025

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	19 Cleary Ct CLAYTON SOUTH 3169	\$1,231,500	20/09/2025
2	3A Crawford Rd CLARINDA 3169	\$1,275,500	06/09/2025
3	37 Glenelg Dr CLAYTON SOUTH 3169	\$1,206,000	12/07/2025

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:

01/12/2025 09:32

Michael Renzella

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Indicative Selling Price

\$1,200,000

Median House Price

01/12/2024 - 30/11/2025: \$999,000



 3  2  2

Property Type: House

Land Size: 597 sqm approx

Agent Comments

Comparable Properties



19 Cleary Ct CLAYTON SOUTH 3169 (REI)

Agent Comments

 3  1  2

Price: \$1,231,500

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 597 sqm approx



3A Crawford Rd CLARINDA 3169 (REI/VG)

Agent Comments

 3  2  4

Price: \$1,275,500

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 553 sqm approx



37 Glenelg Dr CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,206,000

Method: Auction Sale

Date: 12/07/2025

Property Type: House (Res)

Land Size: 536 sqm approx

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