

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

2/24 BURTON AVENUE CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

14/24 BURTON AVENUE CLAYTON VIC 3168	\$460,000	27-Aug-25
7/24 BURTON AVENUE CLAYTON VIC 3168	\$470,000	02-Jun-25
9/22 WRIGHT STREET CLAYTON VIC 3168	\$420,000	26-May-25

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 6 months.~~

This Statement of Information was prepared on: 14 November 2025


**14/24 BURTON AVENUE CLAYTON
VIC 3168**

Sold Price

^{RS}
\$460,000

Sold Date

27-Aug-25
 2

 1

 1

Distance

0km

**7/24 BURTON AVENUE CLAYTON
VIC 3168**

Sold Price

\$470,000

Sold Date

02-Jun-25
 1

 1

 1

Distance

0km

**9/22 WRIGHT STREET CLAYTON
VIC 3168**

Sold Price

\$420,000

Sold Date

26-May-25
 2

 1

 1

Distance

0.76km
RS = Recent sale

UN = Undisclosed Sale

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