

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 24 Bemboka Avenue, 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 \$990,000 Property Type House Suburb Clayton South

Period - From 17/02/2025 to 16/02/2026 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 | 25 Kitson Rd CLAYTON SOUTH 3169 | \$985,000 | 13/12/2025 |
| 2 | 16 Melosa Av CLAYTON SOUTH 3169 | \$1,000,000 | 11/10/2025 |
| 3 | 50 Cleary Ct CLAYTON SOUTH 3169 | \$1,026,000 | 21/09/2025 |

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: 17/02/2026 15:57

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Indicative Selling Price

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

Median House Price

17/02/2025 - 16/02/2026: \$990,000



3 1 2

Property Type: HOUSE

Land Size: 534 sqm approx

Agent Comments

Comparable Properties



25 Kitson Rd CLAYTON SOUTH 3169 (REI)

Agent Comments

3 1 2

Price: \$985,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)



16 Melosa Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

3 1 2

Price: \$1,000,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 534 sqm approx



50 Cleary Ct CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

3 1 2

Price: \$1,026,000

Method: Auction Sale

Date: 21/09/2025

Property Type: House (Res)

Land Size: 534 sqm approx

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