

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,080,000

### Median sale price

Median price

\$990,000

Property Type

House

Suburb

Clayton South

Period - From

02/03/2025

to

01/03/2026

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:

02/03/2026 10:49

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**Indicative Selling Price**

\$1,000,000 - \$1,080,000

**Median House Price**

02/03/2025 - 01/03/2026: \$990,000



3 1 2

**Property Type:** House

**Land Size:** 540 sqm approx

Agent Comments

## Comparable Properties



**25 Kitson Rd CLAYTON SOUTH 3169 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$985,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** House (Res)

**Land Size:** 526 sqm approx



**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

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