

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

431 Clayton Road, Clayton South Vic 3169

Indicative selling price

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

Range between

\$950,000

&

\$990,000

Median sale price

Median price

\$990,000

Property Type

House

Suburb

Clayton South

Period - From

30/01/2025

to

29/01/2026

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	24 Bevan Av CLAYTON SOUTH 3169	\$1,104,000	06/12/2025
3	400 Clayton Rd CLAYTON SOUTH 3169	\$1,000,000	16/10/2025

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:

30/01/2026 11:31

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Indicative Selling Price

\$950,000 - \$990,000

Median House Price

30/01/2025 - 29/01/2026: \$990,000



Property Type: HOUSE

Land Size: 630SQM sqm approx

Agent Comments

Comparable Properties



25 Kitson Rd CLAYTON SOUTH 3169 (REI)



Price: \$985,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Agent Comments



24 Bevan Av CLAYTON SOUTH 3169 (REI)



Price: \$1,104,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 665 sqm approx

Agent Comments



400 Clayton Rd CLAYTON SOUTH 3169 (VG)



Price: \$1,000,000

Method: Sale

Date: 16/10/2025

Property Type: House (Res)

Land Size: 620 sqm approx

Agent Comments

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