

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
5 Ireland Road, Clayton South Vic 3169

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$987,500 Property Type House Suburb Clayton South
Period - From 10/02/2025 to 09/02/2026 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	1 Burrapike Av SPRINGVALE 3171	\$997,000	06/12/2025
2	33 Monash Cr CLAYTON SOUTH 3169	\$999,000	08/11/2025
3	24 Monash Cr CLAYTON SOUTH 3169	\$941,388	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:

10/02/2026 16:25

Peter Liu

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Property Type:

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

10/02/2025 - 09/02/2026: \$987,500

Comparable Properties



1 Burrapike Av SPRINGVALE 3171 (REI/VG)



Price: \$997,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 585 sqm approx

Agent Comments



33 Monash Cr CLAYTON SOUTH 3169 (REI)



Price: \$999,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 530 sqm approx

Agent Comments



24 Monash Cr CLAYTON SOUTH 3169 (REI)



Price: \$941,388

Method: Sold Before Auction

Date: 16/10/2025

Property Type: House (Res)

Land Size: 540 sqm approx

Agent Comments

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