

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

5 Ireland Road, Clayton South Vic 3169

RayWhite

Peter Liu
0451367278
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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)

Agent Comments



Price: \$997,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 585 sqm approx



33 Monash Cr CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$999,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 530 sqm approx



24 Monash Cr CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$941,388
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)
Land Size: 540 sqm approx

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



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