

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

Range between \$820,000 & \$880,000

### Median sale price

Median price \$980,000 Property Type House Suburb Clayton South

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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 | 5 Ida St CLAYTON SOUTH 3169        | \$803,000 | 21/02/2026   |
| 2 | 1 Frances St SPRINGVALE SOUTH 3172 | \$925,000 | 14/02/2026   |
| 3 | 35 Bertha St SPRINGVALE 3171       | \$880,000 | 30/01/2026   |

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: 10/03/2026 15:55



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**Property Type:** House  
**Land Size:** 628 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$820,000 - \$880,000  
**Median House Price**  
Year ending December 2025: \$980,000

## Comparable Properties



5 Ida St CLAYTON SOUTH 3169 (REI)

[Agent Comments](#)

3 1 -

**Price:** \$803,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 642 sqm approx



1 Frances St SPRINGVALE SOUTH 3172 (REI)

[Agent Comments](#)

3 1 4

**Price:** \$925,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Property Type:** House (Res)  
**Land Size:** 570 sqm approx



35 Bertha St SPRINGVALE 3171 (REI)

[Agent Comments](#)

3 1 2

**Price:** \$880,000  
**Method:** Sold Before Auction  
**Date:** 30/01/2026  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx

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