

# 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

1 Melosa 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

\$900,000

&

\$990,000

### Median sale price

Median price

\$985,000

Property Type

House

Suburb

Clayton South

Period - From

01/10/2025

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	25 Kitson Rd CLAYTON SOUTH 3169	\$985,000	13/12/2025
2	20 Bevan Av CLAYTON SOUTH 3169	\$957,000	06/12/2025
3	16 Melosa Av CLAYTON SOUTH 3169	\$1,000,000	11/10/2025

**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:

27/02/2026 11:41



3   1   2

**Property Type:** House (Res)

**Land Size:** 540 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

December quarter 2025: \$985,000

## 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

**20 Bevan Av CLAYTON SOUTH 3169 (REI)**

Agent Comments

3   1   3

**Price:** \$957,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 664 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

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