

# 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 49 Glenmorgan Close, 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 \$980,000 & \$1,050,000

### 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	13 Wembley Ct SPRINGVALE SOUTH 3172	\$1,120,000	29/10/2025
2	26 Bellavista Cr CLAYTON SOUTH 3169	\$985,000	13/10/2025
3	38 Spring Valley Dr CLAYTON SOUTH 3169	\$972,000	06/09/2025

**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: 05/03/2026 13:42



**Property Type:** House (Res)  
**Land Size:** 620 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$980,000 - \$1,050,000  
**Median House Price**  
 December quarter 2025: \$985,000

## Comparable Properties



**13 Wembley Ct SPRINGVALE SOUTH 3172 (REI/VG)**

Agent Comments



**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 29/10/2025  
**Property Type:** House  
**Land Size:** 744 sqm approx



**26 Bellavista Cr CLAYTON SOUTH 3169 (REI/VG)**

Agent Comments



**Price:** \$985,000  
**Method:** Sold Before Auction  
**Date:** 13/10/2025  
**Property Type:** House (Res)  
**Land Size:** 692 sqm approx

**38 Spring Valley Dr CLAYTON SOUTH 3169 (REI/VG)**

Agent Comments



**Price:** \$972,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 530 sqm approx