

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

19a First Street, Clayton South Vic 3169

Indicative selling price

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

Range between \$795,000

&

\$870,000

Median sale price

Median price \$926,500

Property Type Townhouse

Suburb Clayton South

Period - From 19/03/2025

to

18/03/2026

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	2/10 Bevan Av CLAYTON SOUTH 3169	\$913,000	21/02/2026
2	97 Rosebank Av CLAYTON SOUTH 3169	\$877,000	13/12/2025
3	37 Evergreen Blvd CLAYTON SOUTH 3169	\$930,000	21/11/2025

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:

19/03/2026 12:47



Property Type: House (Res)
Land Size: 192 sqm approx
Agent Comments

Indicative Selling Price
\$795,000 - \$870,000
Median Townhouse Price
19/03/2025 - 18/03/2026: \$926,500

Comparable Properties



2/10 Bevan Av CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$913,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)



97 Rosebank Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$877,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Townhouse (Res)
Land Size: 195 sqm approx



37 Evergreen Blvd CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 21/11/2025
Property Type: Townhouse (Single)

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