

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

30 Scotsburn Avenue, Clayton Vic 3168

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,325,000 Property Type House Suburb Clayton

Period - From 31/03/2025 to 30/03/2026 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.

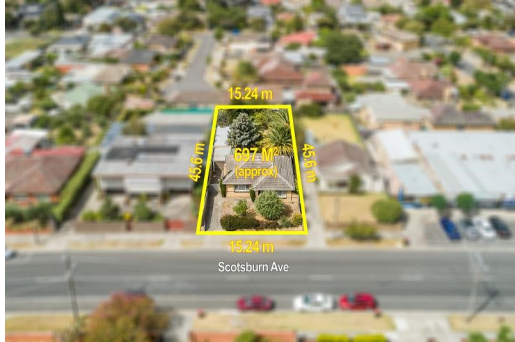
	Address of comparable property	Price	Date of sale
1	60 Eva St CLAYTON 3168	\$1,357,000	14/03/2026
2	19 Harlington St CLAYTON 3168	\$1,029,000	28/02/2026
3	124 Moriah St CLAYTON 3168	\$1,070,000	29/11/2025

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:

31/03/2026 10:49



Rooms: 5
Property Type: House (Res)
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
31/03/2025 - 30/03/2026: \$1,325,000

Comparable Properties



60 Eva St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,357,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 717 sqm approx



19 Harlington St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,029,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 627 sqm approx



124 Moriah St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,070,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)

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