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 $950,000 & $1,045,000

Median sale price

Median price $1,319,500 Property Type House Suburb Clayton

Period - From 01/01/2026 to 31/03/2026 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	19 Harlington St CLAYTON 3168	$1,029,000	28/02/2026
2	124 Moriah St CLAYTON 3168	$1,070,000	29/11/2025
3	11 Harlington St CLAYTON 3168	$1,016,000	15/11/2025

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: 14/04/2026 10:42

30 Scotsburn Avenue, Clayton Vic 3168

Peter Liu
0451367278
peter.liu@raywhite.com



3 2 2

Property Type: House
Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
March quarter 2026: $1,319,500

Comparable Properties



19 Harlington St CLAYTON 3168 (REI)

3 1 2

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

Agent Comments



124 Moriah St CLAYTON 3168 (REI)

3 1 2

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

Agent Comments



11 Harlington St CLAYTON 3168 (REI/VG)

3 1 2

Price: $1,016,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 619 sqm approx

Agent Comments

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

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