

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

68 Scotsburn Avenue, Clayton Vic 3168

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,379,200 Property Type House Suburb Clayton

Period - From 01/04/2025 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	1 Melosa Av CLAYTON SOUTH 3169	\$900,000	28/03/2026
2	431 Clayton Rd CLAYTON SOUTH 3169	\$1,000,000	09/03/2026
3	25 Kitson Rd CLAYTON SOUTH 3169	\$985,000	13/12/2025

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:

10/04/2026 11:21



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 621 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$935,000
Median House Price
 Year ending March 2026: \$1,379,200

Comparable Properties



1 Melosa Av CLAYTON SOUTH 3169 (REI)

Agent Comments

3 1 2

Price: \$900,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 534 sqm approx



431 Clayton Rd CLAYTON SOUTH 3169 (REI)

Agent Comments

3 1 2

Price: \$1,000,000
Method: Private Sale
Date: 09/03/2026
Property Type: House
Land Size: 628 sqm approx



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

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