

# 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 25 Glencannon Crescent, 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 \$1,250,000 & \$1,350,000

### Median sale price

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

Period - From 01/07/2025 to 30/06/2026 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	7 Benambra St OAKLEIGH SOUTH 3167	\$1,285,000	13/06/2026
2	4 Moresby St OAKLEIGH SOUTH 3167	\$1,350,000	07/05/2026
3	4 Redpath Cl OAKLEIGH SOUTH 3167	\$1,460,000	28/03/2026

**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: 01/07/2026 09:39

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**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

01/07/2025 - 30/06/2026: \$1,000,000



4 2 2

**Property Type:** HOUSE

**Land Size:** 604 sqm approx

Agent Comments

## Comparable Properties



7 Benambra St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

4 2 2

**Price:** \$1,285,000

**Method:** Auction Sale

**Date:** 13/06/2026

**Property Type:** House (Res)



4 Moresby St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

4 3 2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 07/05/2026

**Property Type:** House

**Land Size:** 530 sqm approx



4 Redpath Ct OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

5 2 2

**Price:** \$1,460,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** House

**Land Size:** 602 sqm approx

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