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	2/49 BEVAN AVENUE CLAYTON SOUTH VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$850,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$652,500	Property type	Unit	Suburb	Clayton South
Period-from	01 Sep 2025	to	31 Aug 2026	Source	Cotality

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 6 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
2/8 BEVAN AVENUE CLAYTON SOUTH VIC 3169	$915,000	06-Jun-26
2/1 AONACH STREET CLAYTON SOUTH VIC 3169	$850,000	01-Aug-26
3/4 MALTARRA STREET CLAYTON SOUTH VIC 3169	$870,000	01-Jul-26

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 6 months.~~

This Statement of Information was prepared on: 02 September 2026

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2/8 BEVAN AVENUE CLAYTON SOUTH VIC 3169

4 3 2

Sold Price **$915,000** Sold Date **06-Jun-26**

Distance **0.45km**



2/1 AONACH STREET CLAYTON SOUTH VIC 3169

3 3 1

Sold Price RS **$850,000** Sold Date **01-Aug-26**

Distance **0.79km**



3/4 MALTARRA STREET CLAYTON SOUTH VIC 3169

3 2 3

Sold Price **$870,000** Sold Date **01-Jul-26**

Distance **1.34km**

RS = Recent sale **UN** = Undisclosed Sale

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