

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

41 Glenelg Drive, Clayton South Vic 3169

Indicative selling price

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

Range between \$850,000 & \$895,000

Median sale price

Median price \$990,000 Property Type House Suburb Clayton South

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	74 Prince Charles St CLAYTON 3168	\$872,000	07/04/2026
2	1 Melosa Av CLAYTON SOUTH 3169	\$900,000	28/03/2026
3	53 Monash Cr CLAYTON SOUTH 3169	\$825,000	24/03/2026

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:

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Property Type: House
Land Size: 536 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$895,000
Median House Price
March quarter 2026: \$990,000

Comparable Properties



74 Prince Charles St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$872,000
Method: Private Sale
Date: 07/04/2026
Property Type: House
Land Size: 349 sqm approx



1 Melosa Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



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



53 Monash Cr CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 535 sqm approx