

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 20 Clarevale Street, Clayton South Vic 3169

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

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

Period - From 02/06/2025 to 01/06/2026 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	15 Clarevale St CLAYTON SOUTH 3169	\$1,033,000	16/05/2026
2	68 Scotsburn Av CLAYTON 3168	\$958,500	09/05/2026
3	431 Clayton Rd CLAYTON SOUTH 3169	\$1,000,000	09/03/2026

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: 02/06/2026 11:39



Property Type: House (Res)
Land Size: 626 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
02/06/2025 - 01/06/2026: \$1,000,000

Comparable Properties



15 Clarevale St CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$1,033,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 650 sqm approx



68 Scotsburn Av CLAYTON 3168 (REI)

Agent Comments



Price: \$958,500
Method: Auction Sale
Date: 09/05/2026
Property Type: House
Land Size: 620 sqm approx



431 Clayton Rd CLAYTON SOUTH 3169 (REI)

Agent Comments



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

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