

# 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 2/8 Bevan Avenue, 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 \$850,000 & \$935,000

### Median sale price

Median price \$923,000 Property Type Townhouse Suburb Clayton South

Period - From 28/04/2025 to 27/04/2026 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	2/34 Evelyn St CLAYTON 3168	\$938,500	14/03/2026
2	1/63 Main Rd CLAYTON SOUTH 3169	\$920,000	27/02/2026
3	1/24 Frank Av CLAYTON SOUTH 3169	\$950,000	31/01/2026

**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: 28/04/2026 11:43



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median Townhouse Price

28/04/2025 - 27/04/2026: \$923,000

RayWhite

## Comparable Properties



2/34 Evelyn St CLAYTON 3168 (REI)

Agent Comments



Price: \$938,500

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)



1/63 Main Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$920,000

Method: Private Sale

Date: 27/02/2026

Property Type: Townhouse (Single)



1/24 Frank Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 31/01/2026

Property Type: Townhouse (Res)

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