

# 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

19b First Street, 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)

Single price \$890,000

### Median sale price

Median price \$922,500

Property Type Townhouse

Suburb Clayton South

Period - From 01/04/2025

to 31/03/2026

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	19a First St CLAYTON SOUTH 3169	\$925,000	01/04/2026
2	2/10 Bevan Av CLAYTON SOUTH 3169	\$913,000	21/02/2026
3	97 Rosebank Av CLAYTON SOUTH 3169	\$877,000	13/12/2025

**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:

01/04/2026 15:43



**Property Type:** House (Res)  
**Land Size:** 194 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$890,000  
**Median Townhouse Price**  
01/04/2025 - 31/03/2026: \$922,500

## Comparable Properties

19a First St CLAYTON SOUTH 3169 (REI)

Agent Comments



**Price:** \$925,000  
**Method:**  
**Date:** 01/04/2026  
**Property Type:** Townhouse (Single)



2/10 Bevan Av CLAYTON SOUTH 3169 (REI)

Agent Comments



**Price:** \$913,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** Townhouse (Res)



97 Rosebank Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



**Price:** \$877,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 195 sqm approx

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