

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

31 Alward Avenue, Clayton South Vic 3169

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price

\$993,000

Property Type

House

Suburb

Clayton South

Period - From

22/09/2025

to

21/09/2026

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	20 Clarevale St CLAYTON SOUTH 3169	\$1,000,000	27/06/2026
2	8 Tennyson Av CLAYTON SOUTH 3169	\$993,000	06/06/2026
3	1 Melosa Av CLAYTON SOUTH 3169	\$900,000	28/03/2026

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:

22/09/2026 12:21



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$990,000
Median House Price
22/09/2025 - 21/09/2026: \$993,000

Comparable Properties



20 Clarevale St CLAYTON SOUTH 3169 (REI) Agent Comments
3 1 2

Price: \$1,000,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 644 sqm approx



8 Tennyson Av CLAYTON SOUTH 3169 (REI) Agent Comments
3 2 2

Price: \$993,000
Method: Auction Sale
Date: 06/06/2026
Property Type: House (Res)
Land Size: 664 sqm approx



1 Melosa Av CLAYTON SOUTH 3169 (REI) Agent Comments
3 1 2

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