

# 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

15 Clarevale 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)

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

### Median sale price

Median price \$982,500 Property Type House Suburb Clayton South

Period - From 01/04/2025 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 | 431 Clayton Rd CLAYTON SOUTH 3169 | \$1,000,000 | 09/03/2026   |
| 2 | 19 Meppel Dr CLAYTON SOUTH 3169   | \$990,000   | 12/02/2026   |
| 3 | 5 Simon St CLAYTON SOUTH 3169     | \$1,005,000 | 20/01/2026   |

**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:

23/04/2026 13:55



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 650 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$950,000 - \$990,000  
**Median House Price**  
 Year ending March 2026: \$982,500

## Comparable Properties



**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



**19 Meppel Dr CLAYTON SOUTH 3169 (REI/VG)**

Agent Comments



**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 12/02/2026  
**Property Type:** House  
**Land Size:** 565 sqm approx

**5 Simon St CLAYTON SOUTH 3169 (REI)**

Agent Comments



**Price:** \$1,005,000  
**Method:** Sold Before Auction  
**Date:** 20/01/2026  
**Property Type:** House (Res)

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



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