

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 8 Tennyson Avenue, Clayton South Vic 3169

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$994,500 Property Type House Suburb Clayton South

Period - From 05/05/2025 to 04/05/2026 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	431 Clayton Rd CLAYTON SOUTH 3169	\$1,000,000	09/03/2026
2	8 Jordan St CLAYTON SOUTH 3169	\$1,090,000	03/03/2026
3	20 Bevan Av CLAYTON SOUTH 3169	\$957,000	06/12/2025

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: 05/05/2026 11:20



3 1 2

Property Type: House (Res)
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
05/05/2025 - 04/05/2026: \$994,500

Comparable Properties



431 Clayton Rd CLAYTON SOUTH 3169 (REI)

Agent Comments

3 1 2

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



8 Jordan St CLAYTON SOUTH 3169 (REI)

Agent Comments

3 1 2

Price: \$1,090,000
Method: Private Sale
Date: 03/03/2026
Property Type: House
Land Size: 616 sqm approx

20 Bevan Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

3 1 3

Price: \$957,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 664 sqm approx

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