

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

3/12 BURNS AVENUE CLAYTON SOUTH VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$840,000

&

\$924,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

1/63 MAIN ROAD CLAYTON SOUTH VIC 3169	\$920,000	27-Feb-26
7 RIVULET BOULEVARD SPRINGVALE VIC 3171	\$845,000	23-Apr-26
2/8 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$915,000	06-Jun-26

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 6 months.~~

This Statement of Information was prepared on: 17 July 2026



1/63 MAIN ROAD CLAYTON SOUTH VIC 3169 Sold Price **\$920,000** Sold Date **27-Feb-26**

 4  3  1

Distance **0.68km**



7 RIVULET BOULEVARD SPRINGVALE VIC 3171 Sold Price **\$845,000** Sold Date **23-Apr-26**

 4  3  2

Distance **1.23km**



2/8 BEVAN AVENUE CLAYTON SOUTH VIC 3169 Sold Price ^{RS} **\$915,000** Sold Date **06-Jun-26**

 4  3  2

Distance **0.68km**

RS = Recent sale **UN** = Undisclosed Sale

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