

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

2/49 BEVAN 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

\$899,000

or range
between

&

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

3/47 TENNYSON AVENUE CLAYTON SOUTH VIC 3169	\$950,000	15-Mar-26
2/10 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$913,000	21-Feb-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: 07 July 2026


**3/47 TENNYSON AVENUE
CLAYTON SOUTH VIC 3169**
 4
  2
  2

 Sold Price **\$950,000** Sold Date **15-Mar-26**

 Distance **0.12km**

**2/10 BEVAN AVENUE CLAYTON
SOUTH VIC 3169**
 3
  2
  1

 Sold Price **\$913,000** Sold Date **21-Feb-26**

 Distance **0.43km**

**2/8 BEVAN AVENUE CLAYTON
SOUTH VIC 3169**
 4
  3
  2

 Sold Price ^{RS} **\$915,000** Sold Date **06-Jun-26**

 Distance **0.45km**
RS = Recent sale

UN = Undisclosed Sale

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