

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

or range
between

\$860,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Aug 2025

to

31 Jul 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

2/1 AONACH STREET CLAYTON SOUTH VIC 3169	\$850,000	01-Aug-26
2/8 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$915,000	06-Jun-26
32B BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$987,100	25-Jul-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 August 2026



**2/1 AONACH STREET CLAYTON
SOUTH VIC 3169**

 3  3  1

Sold Price

^{RS} **\$850,000** Sold Date **01-Aug-26**

Distance **0.79km**



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

 4  3  2

Sold Price

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

Distance **0.45km**



**32B BEVAN AVENUE CLAYTON
SOUTH VIC 3169**

 4  3  1

Sold Price

^{RS} **\$987,100** Sold Date **25-Jul-26**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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