

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	19 Meppel Drive Clayton South, 3169
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Indicative selling price

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

Range between	\$950,000 & \$1,045,000
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Median sale price

Median price	\$972,500	Property Type	HOUSE	Suburb	CLAYTON SOUTH
Period - From	01-Oct-2024	to	30-Sep-2025	Source	Cotality

Comparable property sales

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	50 Cleary Court, Clayton South	\$1,026,000	21-Sep-2025
2	16 Melosa Avenue, Clayton South	\$1,000,000	11-Oct-2025
3	19 Merlyn Avenue, Clayton South	\$969,369	02-Aug-2025

This statement of information was prepared on 28-Oct-2025 at 7:46:51 PM AEDT