

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 85 Osborne Avenue, Clayton South, VIC 3169

Indicative selling price

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

Price Range \$1,000,000 & \$1,080,000

Median sale price

Median price \$985,000 Property Type House Suburb Clayton South (3169)

Period - From 01/04/2025 to 31/03/2026 Source pricefinder

Comparable property sales

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
37 GLENMORGAN CLOSE, CLAYTON SOUTH VIC 3169	\$1,000,000	23/05/2026
15 CLAREVALE STREET, CLAYTON SOUTH VIC 3169	\$1,033,000	16/05/2026
3 HADKINSON STREET, CLAYTON SOUTH VIC 3169	\$1,045,000	07/05/2026

This Statement of Information was prepared on: 23/06/2026