

## 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

1/23 BEVAN AVENUE CLAYTON SOUTH VIC 3169

### Indicative selling price

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

Single Price

or range  
between

\$880,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$985,000

Property type

Other

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 4/23 BEVAN AVENUE CLAYTON SOUTH VIC 3169 | \$986,000 | 05-Apr-26 |
| 3/23 BEVAN AVENUE CLAYTON SOUTH VIC 3169 | \$988,888 | 08-Aug-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: 18 August 2026



## 4/23 BEVAN AVENUE CLAYTON SOUTH VIC 3169

- - -

Sold Price

**\$986,000**

Sold Date **05-Apr-26**

Distance

**0.01km**



## 3/23 BEVAN AVENUE CLAYTON SOUTH VIC 3169

4 3 2

Sold Price

<sup>RS</sup> **\$988,888**

Sold Date **08-Aug-26**

Distance

**0km**



## 2/8 BEVAN AVENUE CLAYTON SOUTH VIC 3169

4 3 2

Sold Price

<sup>RS</sup> **\$915,000**

Sold Date **06-Jun-26**

Distance

**0.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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