

# 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

1/24 Belmont Avenue, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$935,000

### Median sale price

Median price \$867,750 Property Type Townhouse Suburb Clayton

Period - From 26/05/2024 to 25/05/2025 Source Property Data

### 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 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	2/11 Moore Av CLAYTON SOUTH 3169	\$931,500	17/05/2025
2	6/29 Mcmillan St CLAYTON SOUTH 3169	\$887,000	10/05/2025
3	3/6 Prince Charles St CLAYTON 3168	\$850,000	02/05/2025

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 six months.~~

This Statement of Information was prepared on:

26/05/2025 13:29

1/24 Belmont Avenue, Clayton Vic 3168

RayWhite

Peter Liu  
0451367278  
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3 2 2

**Property Type:** Townhouse (Res)

**Land Size:** 282 sqm approx

Agent Comments

**Indicative Selling Price**

\$850,000 - \$935,000

**Median Townhouse Price**

26/05/2024 - 25/05/2025: \$867,750

## Comparable Properties

2/11 Moore Av CLAYTON SOUTH 3169 (REI)

Agent Comments

3 2 2

**Price:** \$931,500

**Method:** Auction Sale

**Date:** 17/05/2025

**Property Type:** Townhouse (Res)



6/29 Mcmillan St CLAYTON SOUTH 3169 (REI)

Agent Comments

4 2 2

**Price:** \$887,000

**Method:** Auction Sale

**Date:** 10/05/2025

**Property Type:** Townhouse (Res)

**Land Size:** 227 sqm approx



3/6 Prince Charles St CLAYTON 3168 (REI)

Agent Comments

3 2 1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 02/05/2025

**Property Type:** Townhouse (Res)

**Land Size:** 180 sqm approx

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