

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

5 Ash Court, Clayton South Vic 3169

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$999,000

Property Type House

Suburb Clayton South

Period - From 09/09/2025

to

08/09/2026

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	19 Sundowner Av CLARINDA 3169	\$835,000	22/08/2026
2	7 Bodley St CLARINDA 3169	\$839,000	28/05/2026
3	53 Monash Cr CLAYTON SOUTH 3169	\$825,000	24/03/2026

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:

09/09/2026 15:23



 3  1  1

Property Type: House
Land Size: 616 sqm approx
Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

09/09/2025 - 08/09/2026: \$999,000

Comparable Properties

19 Sundowner Av CLARINDA 3169 (REI)

Agent Comments

 3  1  2

Price: \$835,000
Method: Auction Sale
Date: 22/08/2026
Property Type: House (Res)
Land Size: 526 sqm approx



7 Bodley St CLARINDA 3169 (REI/VG)

Agent Comments

 3  1  4

Price: \$839,000
Method: Private Sale
Date: 28/05/2026
Property Type: House
Land Size: 536 sqm approx



53 Monash Cr CLAYTON SOUTH 3169 (REI)

Agent Comments

 3  1  1

Price: \$825,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 535 sqm approx

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036