

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 Ida Street, Clayton South Vic 3169

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$979,000

Property Type

House

Suburb

Clayton South

Period - From

20/05/2024

to

19/05/2025

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	1 Hayden Rd CLAYTON SOUTH 3169	\$800,000	15/03/2025
2	46 Bellavista Cr CLAYTON SOUTH 3169	\$810,000	26/02/2025
3	25 Bevan Av CLAYTON SOUTH 3169	\$802,500	17/12/2024

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:

20/05/2025 15:33



 3  1  0

Property Type: House
Land Size: 642 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median House Price
20/05/2024 - 19/05/2025: \$979,000

Comparable Properties



1 Hayden Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

 5  1  2

Price: \$800,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 586 sqm approx



46 Bellavista Cr CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

 3  1  2

Price: \$810,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: House (Res)
Land Size: 530 sqm approx

25 Bevan Av CLAYTON SOUTH 3169 (VG)

Agent Comments

 3  -  -

Price: \$802,500
Method: Sale
Date: 17/12/2024
Property Type: Flat/Unit/Apartment (Res)