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	1/17-19 ROSEBANK AVENUE CLAYTON SOUTH VIC 3169

Indicative selling price

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

~~Single Price~~		or range between	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$637,750	Property type	Unit	Suburb	Clayton South
Period-from	01 Jan 2025	to	31 Dec 2025	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
2/13 BROWNING AVENUE CLAYTON SOUTH VIC 3169	$502,000	19-Dec-25
3/2 GREENFIELD DRIVE CLAYTON VIC 3168	$547,000	16-Aug-25
1/18 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	$590,004	29-Nov-25

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: 29 January 2026

OBrien Real Estate

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2/13 BROWNING AVENUE CLAYTON SOUTH VIC 3169

2 1 1

Sold Price RS $502,000 Sold Date 19-Dec-25

Distance 0.35km



3/2 GREENFIELD DRIVE CLAYTON VIC 3168

2 1 1

Sold Price $547,000 Sold Date 16-Aug-25

Distance 1.78km



1/18 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

2 1 2

Sold Price RS $590,004 Sold Date 29-Nov-25

Distance 0.3km

RS = Recent sale **UN** = Undisclosed Sale

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