Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	55 Rosebank Avenue Clayton South, 3169

Indicative selling price

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

Range between	$1,750,000 & $1,925,000

Median sale price

Median price	$932,000	Property Type	HOUSE	Suburb	CLAYTON SOUTH
Period - From	01-Feb-2024	to	31-Jan-2025	Source	core logic

Comparable property sales

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	38 ROYAL AVENUE SPRINGVALE VIC 3171	$1,815,000	22-Feb-2025
2	4 ALBERT AVENUE SPRINGVALE VIC 3171	$1,800,000	18-Dec-2024
3	11 HAYDEN ROAD CLAYTON SOUTH VIC 3169	$952,000	22-Feb-2025

This statement of information was prepared on 22-Dec-2025 at 9:38:36 AM AEDT