

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

28 BEMBOKA 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Clayton South

Period-from

01 Mar 2025

to

28 Feb 2026

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

19 MEPPLE DRIVE CLAYTON SOUTH VIC 3169	990000	12-Feb-26
25 MERRIGUM CRESCENT CLARINDA VIC 3169	1290000	21-Feb-26
16 GLENELG DRIVE CLAYTON SOUTH VIC 3169	1140000	16-Feb-26

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: 15 March 2026

**19 MEPPLE DRIVE CLAYTON
SOUTH VIC 3169**

 4  1  4

Sold Price

^{RS} **990000** ^{UN}

Sold Date

12-Feb-26

Distance

-



**25 MERRIGUM CRESCENT
CLARINDA VIC 3169**

 4  2  2

Sold Price

^{RS} **1290000** ^{UN}

Sold Date

21-Feb-26

Distance

-

**16 GLENELG DRIVE CLAYTON
SOUTH VIC 3169**

 4  2  2

Sold Price

^{RS} **1140000** ^{UN}

Sold Date

16-Feb-26

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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