

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

34 Alward Avenue, Clayton South VIC 3169

Indicative selling price

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

Range between

\$998,000

&

\$1,097,800

Median sale price

Median price

\$985,000

Property Type

House

Suburb

Clayton South

Period - From

20/07/2025

to

19/01/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
33 Monash Crescent Clayton South VIC 3169	\$999,000	08/11/2025
11 Melaleuca Drive Clarinda VIC 3169	\$1,047,000	01/11/2025
11 Harlington Street Clayton VIC 3168	\$1,016,000	15/11/2025

This Statement of Information was prepared on:

20/01/2026