

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

2A MCMILLAN STREET 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$972,500

Property type

Other

Suburb

Clayton South

Period-from

01 Oct 2024

to

30 Sep 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

42 JACKSON GREEN BOULEVARD CLAYTON SOUTH VIC 3169	\$812,000	13-Sep-25
3/10-12 MURRAY STREET CLAYTON VIC 3168	\$768,000	06-Sep-25
4/31-33 TULLY ROAD CLARINDA VIC 3169	\$785,000	31-Jul-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 October 2025



**42 JACKSON GREEN BOULEVARD
CLAYTON SOUTH VIC 3169**

Sold Price

^{RS}

\$812,000

Sold Date

13-Sep-25

 3

 2

 2

Distance

0.23km



**3/10-12 MURRAY STREET
CLAYTON VIC 3168**

Sold Price

\$768,000

Sold Date

06-Sep-25

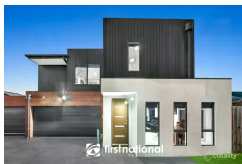
 3

 2

 1

Distance

1.59km



**4/31-33 TULLY ROAD CLARINDA
VIC 3169**

Sold Price

\$785,000

Sold Date

31-Jul-25

 3

 2

 2

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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