

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

1/1480 Centre Road, Clayton South Vic 3169

Indicative selling price

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

Range between

\$550,000

&

\$590,000

Median sale price

Median price

\$641,000

Property Type

Unit

Suburb

Clayton South

Period - From

08/01/2025

to

07/01/2026

Source

Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/13 Browning Av CLAYTON SOUTH 3169	\$502,000	19/12/2025
2	1/18 Wordsworth Av CLAYTON SOUTH 3169	\$590,004	29/11/2025
3	3/51 Milton Av CLAYTON SOUTH 3169	\$635,000	13/09/2025

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 six months.~~

This Statement of Information was prepared on:

08/01/2026 13:26

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Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

08/01/2025 - 07/01/2026: \$641,000



Property Type: Unit

Land Size: 200 sqm approx

Agent Comments



Comparable Properties



2/13 Browning Av CLAYTON SOUTH 3169 (REI)



Price: \$502,000

Method: Private Sale

Date: 19/12/2025

Property Type: Unit

Agent Comments



1/18 Wordsworth Av CLAYTON SOUTH 3169 (REI)



Price: \$590,004

Method: Auction Sale

Date: 29/11/2025

Property Type: Unit

Land Size: 73 sqm approx

Agent Comments



3/51 Milton Av CLAYTON SOUTH 3169 (REI/VG)



Price: \$635,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Unit

Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222