

# 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](http://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

Michael Renzella

03 9568 2000

0400 105 005

michael.renzella@raywhite.com

**Indicative Selling Price**

\$550,000 - \$590,000

**Median Unit Price**

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



2 1 2

**Property Type:** Unit

**Land Size:** 200 sqm approx

**Agent Comments**

## Comparable Properties



**2/13 Browning Av CLAYTON SOUTH 3169 (REI)**

**Agent Comments**

2 1 1

**Price:** \$502,000

**Method:** Private Sale

**Date:** 19/12/2025

**Property Type:** Unit



**1/18 Wordsworth Av CLAYTON SOUTH 3169 (REI)**

**Agent Comments**

2 1 2

**Price:** \$590,004

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** Unit

**Land Size:** 73 sqm approx



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

**Agent Comments**

2 1 2

**Price:** \$635,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** Unit

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