

## 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

2/13 BURNS AVENUE 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) (\*Delete single price or range as applicable)

Single Price

\$580,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

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

1/18 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$590,004	29-Nov-25
3/3 BROWNING AVENUE CLAYTON SOUTH VIC 3169	\$563,000	28-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: 02 March 2026


**1/18 WORDSWORTH AVENUE  
CLAYTON SOUTH VIC 3169**
 2   
  1   
  2

 Sold Price    **\$590,004**    Sold Date    **29-Nov-25**

 Distance    **0.15km**

**3/3 BROWNING AVENUE  
CLAYTON SOUTH VIC 3169**
 2   
  1   
  1

 Sold Price    <sup>RS</sup> **\$563,000**    Sold Date    **28-Feb-26**

 Distance    **0.16km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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