

## 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

\$560,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Apr 2025

to

31 Mar 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

|   |           |           |
|---|-----------|-----------|
| 3/3 BROWNING AVENUE CLAYTON SOUTH VIC 3169    | \$563,000 | 28-Feb-26 |
| 3/39 MILTON AVENUE CLAYTON SOUTH VIC 3169     | \$524,500 | 28-Mar-26 |
| 1/18 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169 | \$590,004 | 29-Nov-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: 01 April 2026


**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**

**3/39 MILTON AVENUE CLAYTON  
SOUTH VIC 3169**
 2   
  1   
  -

Sold Price

<sup>RS</sup>
**\$524,500**

Sold Date

**28-Mar-26**

Distance

**0.33km**

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

Sold Price

<sup>RS</sup> **\$590,004**

Sold Date

**29-Nov-25**

Distance

**0.15km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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