

## 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

or range  
between

\$480,000

&

\$528,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,125

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2025

to

30 Apr 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

2/13 BROWNING AVENUE CLAYTON SOUTH VIC 3169	\$502,000	19-Dec-25
3/39 MILTON AVENUE CLAYTON SOUTH VIC 3169	\$524,500	28-Mar-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: 15 May 2026


**2/13 BROWNING AVENUE  
CLAYTON SOUTH VIC 3169**
 2   
  1   
  1

 Sold Price      **\$502,000**    Sold Date    **19-Dec-25**

 Distance      **0.11km**

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

 Sold Price      **\$524,500**    Sold Date    **28-Mar-26**

 Distance      **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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