

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

1/5 BURNS AVENUE CLAYTON SOUTH VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$580,000

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
2/38 OAKES AVENUE CLAYTON SOUTH VIC 3169	\$579,000	11-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

^{RS}
\$563,000

Sold Date

28-Feb-26

Distance

0.11km

**2/38 OAKES AVENUE CLAYTON
SOUTH VIC 3169**
 2  1  1

Sold Price

^{RS}
\$579,000

Sold Date

11-Mar-26

Distance

0.14km

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

Sold Price

^{RS} **\$590,004**

Sold Date

29-Nov-25

Distance

0.17km
RS = Recent sale

UN = Undisclosed Sale

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