

# 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

13B Merlyn 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)

Range between \$730,000 & \$790,000

### Median sale price

Median price \$730,000 Property Type Unit Suburb Clayton South

Period - From 01/01/2026 to 31/03/2026 Source REIV

### 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	2/9 Third St CLAYTON SOUTH 3169	\$828,200	30/05/2026
2	3/15 Newport Rd CLAYTON SOUTH 3169	\$857,000	14/02/2026
3	1/31 Springs Rd CLAYTON SOUTH 3169	\$750,000	27/01/2026

**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:

18/06/2026 10:12



**Property Type:** Unit

**Land Size:** 354 sqm approx

Agent Comments



Checkmate are approximate measurements, we cannot guarantee its accuracy. No liability will be accepted for any misstatements.

## Comparable Properties



2/9 Third St CLAYTON SOUTH 3169 (REI)

Agent Comments



**Price:** \$828,200

**Method:** Auction Sale

**Date:** 30/05/2026

**Property Type:** Unit

**Land Size:** 232 sqm approx



3/15 Newport Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



**Price:** \$857,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** Unit

**Land Size:** 225 sqm approx



1/31 Springs Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



**Price:** \$750,000

**Method:** Sold Before Auction

**Date:** 27/01/2026

**Property Type:** Unit