

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

2/53 MAIN ROAD 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

\$925,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2025

to

31 Aug 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

2/59 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$835,000	02-May-26
2/70 HARLINGTON STREET CLAYTON VIC 3168	\$800,000	21-Mar-26
1/73 JAGUAR DRIVE CLAYTON VIC 3168	\$861,000	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: 02 September 2026


**2/59 BEVAN AVENUE CLAYTON
SOUTH VIC 3169**
 3  1  2

Sold Price

\$835,000

Sold Date **02-May-26**

Distance **0.07km**

**2/70 HARLINGTON STREET
CLAYTON VIC 3168**
 3  1  2

Sold Price

\$800,000

Sold Date **21-Mar-26**

Distance **1.92km**

**1/73 JAGUAR DRIVE CLAYTON VIC
3168**
 3  1  1

Sold Price

\$861,000

Sold Date **28-Mar-26**

Distance **1km**
RS = Recent sale

UN = Undisclosed Sale

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