

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

3/19 Wordsworth Avenue, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$660,000

Median sale price

Median price

\$691,500

Property Type

Unit

Suburb

Clayton South

Period - From

12/08/2025

to

11/08/2026

Source

Property Data

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	2/41 Knight St CLAYTON SOUTH 3169	\$695,000	23/04/2026
2	2/17 Loller St SPRINGVALE 3171	\$652,000	11/04/2026
3			

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:

12/08/2026 18:26

Michael Renzella

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

12/08/2025 - 11/08/2026: \$691,500



2 2 1

Property Type: Unit

Agent Comments

Comparable Properties



2/41 Knight St CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

2 1 1

Price: \$695,000

Method: Private Sale

Date: 23/04/2026

Property Type: Unit



2/17 Loller St SPRINGVALE 3171 (REI/VG)

Agent Comments

2 2 1

Price: \$652,000

Method: Auction Sale

Date: 11/04/2026

Property Type: Unit

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.

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