

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

2/2 Frank Avenue, Clayton South Vic 3169

Indicative selling price

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

Range between

\$670,000

&

\$737,000

Median sale price

Median price

\$702,750

Property Type

Unit

Suburb

Clayton South

Period - From

01/07/2025

to

30/06/2026

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	2/61 Manton Rd CLAYTON 3168	\$750,000	10/06/2026
2	2/36 Milton Av CLAYTON SOUTH 3169	\$680,000	01/06/2026
3	2/38 Mcmillan St CLAYTON SOUTH 3169	\$725,000	01/06/2026

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:

27/07/2026 17:08



Property Type:
Agent Comments

Indicative Selling Price
\$670,000 - \$737,000
Median Unit Price
Year ending June 2026: \$702,750

Comparable Properties



2/61 Manton Rd CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 10/06/2026
Property Type: Unit



2/36 Milton Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 01/06/2026
Property Type: Unit



2/38 Mcmillan St CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 01/06/2026
Property Type: Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222