

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

4/18 WORDSWORTH 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

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Jul 2025

to

30 Jun 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
1/14 MILTON AVENUE CLAYTON SOUTH VIC 3169	\$600,000	08-Apr-24

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: 29 July 2026



3/3 BROWNING AVENUE CLAYTON SOUTH VIC 3169

 2
  1
  1

Sold Price **\$563,000** Sold Date **28-Feb-26**

Distance **0.12km**



2/38 OAKES AVENUE CLAYTON SOUTH VIC 3169

 2
  1
  1

Sold Price **\$579,000** Sold Date **11-Mar-26**

Distance **0.15km**



1/14 MILTON AVENUE CLAYTON SOUTH VIC 3169

 2
  1
  2

Sold Price **\$600,000** Sold Date **08-Apr-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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