

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Aug 2025

to

31 Jul 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: 10 August 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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