

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

3/13 OAKES 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

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

2/19 OAKES AVENUE CLAYTON SOUTH VIC 3169	\$490,000	27-Jun-26
3/39 MILTON AVENUE CLAYTON SOUTH VIC 3169	\$524,500	28-Mar-26
4/18 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$580,000	22-Aug-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: 07 September 2026



2/19 OAKES AVENUE CLAYTON SOUTH VIC 3169

 2
  1
  -

Sold Price

\$490,000

Sold Date

27-Jun-26

Distance

0.09km


3/39 MILTON AVENUE CLAYTON SOUTH VIC 3169

 2
  1
  1

Sold Price

\$524,500

Sold Date

28-Mar-26

Distance

0.3km


4/18 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

 2
  1
  -

Sold Price

^{RS} **\$580,000**

Sold Date

22-Aug-26

Distance

0.38km
RS = Recent sale

UN = Undisclosed Sale

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