

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

1/18 Wordsworth Avenue, Clayton South Vic 3169

Indicative selling price

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

Range between

\$550,000

&

\$590,000

Median sale price

Median price

\$683,000

Property Type

Unit

Suburb

Clayton South

Period - From

30/10/2024

to

29/10/2025

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	3/51 Milton Av CLAYTON SOUTH 3169	\$635,000	13/09/2025
2	2/18-20 Francis St CLAYTON 3168	\$605,000	29/06/2025
3	1/19 Milton Av CLAYTON SOUTH 3169	\$515,000	14/06/2025

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:

30/10/2025 16:22

1/18 Wordsworth Avenue, Clayton South Vic 3169

RayWhite

Michael Renzella

03 9568 2000

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Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

30/10/2024 - 29/10/2025: \$683,000



2 1 2

Property Type: Unit

Agent Comments

Comparable Properties



3/51 Milton Av CLAYTON SOUTH 3169 (REI)

Agent Comments

2 1 2

Price: \$635,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Unit



2/18-20 Francis St CLAYTON 3168 (REI)

Agent Comments

2 1 2

Price: \$605,000

Method: Auction Sale

Date: 29/06/2025

Property Type: Unit

Land Size: 146 sqm approx



1/19 Milton Av CLAYTON SOUTH 3169 (VG)

Agent Comments

2 - -

Price: \$515,000

Method: Sale

Date: 14/06/2025

Property Type: Strata Unit/Flat

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



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