

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

1/35 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

1/32 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$898,000	22-Feb-25
77 ROSEBANK AVENUE CLAYTON SOUTH VIC 3169	\$888,000	05-Apr-25
13B FIRST STREET CLAYTON SOUTH VIC 3169	\$870,000	09-Jul-25

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: 16 July 2025



**1/32 BURNS AVENUE CLAYTON
SOUTH VIC 3169**

3 2 1

Sold Price **\$898,000** Sold Date **22-Feb-25**

Distance **0.28km**



**77 ROSEBANK AVENUE CLAYTON
SOUTH VIC 3169**

3 2 2

Sold Price **\$888,000** Sold Date **05-Apr-25**

Distance **0.49km**



**13B FIRST STREET CLAYTON
SOUTH VIC 3169**

3 2 1

Sold Price ^{RS} **\$870,000** Sold Date **09-Jul-25**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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