

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

1/47 MAIN ROAD 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2024

to

31 Aug 2025

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

1/35 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$903,000	16-Aug-25
26 BOTANIC DRIVE CLAYTON SOUTH VIC 3169	\$923,000	07-Jun-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: 03 September 2025



**1/35 WORDSWORTH AVENUE
CLAYTON SOUTH VIC 3169**

3 3 1

Sold Price

^{RS}

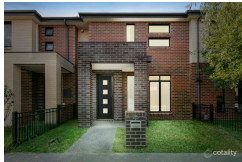
\$903,000

Sold Date

16-Aug-25

Distance

0.38km



**26 BOTANIC DRIVE CLAYTON
SOUTH VIC 3169**

3 2 2

Sold Price

^{RS}

\$923,000

Sold Date

07-Jun-25

Distance

0.83km



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

3 2 1

Sold Price

^{RS}

\$870,000

Sold Date

09-Jul-25

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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