

## 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

1/49 MILTON AVENUE CLAYTON SOUTH VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$579,750

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2024

to

30 Apr 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

3/19 MILTON AVENUE CLAYTON SOUTH VIC 3169	\$546,000	22-Feb-25
4/3 BROWNING AVENUE CLAYTON SOUTH VIC 3169	\$516,000	01-Mar-25
2/19 MILTON AVENUE CLAYTON SOUTH VIC 3169	\$506,000	24-May-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: 27 May 2025



## 3/19 MILTON AVENUE CLAYTON SOUTH VIC 3169

2 1 1

Sold Price

**\$546,000**

Sold Date

**22-Feb-25**

Distance

**0.41km**



## 4/3 BROWNING AVENUE CLAYTON SOUTH VIC 3169

2 1 2

Sold Price

**\$516,000**

Sold Date

**01-Mar-25**

Distance

**0.35km**



## 2/19 MILTON AVENUE CLAYTON SOUTH VIC 3169

2 1 -

Sold Price

<sup>RS</sup> **\$506,000**

Sold Date

**24-May-25**

Distance

**0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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