

## 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

11 BOTANIC DRIVE 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$972,500

Property type

House

Suburb

Clayton South

Period-from

01 Oct 2024

to

30 Sep 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 26 BOTANIC DRIVE CLAYTON SOUTH VIC 3169       | \$923,000 | 07-Jun-25 |
| 1/35 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169 | \$903,000 | 16-Aug-25 |
| 12 PEPPERCORN WAY CLAYTON SOUTH VIC 3169      | \$910,000 | 14-Jun-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: 28 October 2025



## 26 BOTANIC DRIVE CLAYTON SOUTH VIC 3169

 3  2  2

Sold Price **\$923,000** Sold Date **07-Jun-25**

Distance **0.06km**



## 1/35 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

 3  3  1

Sold Price <sup>RS</sup> **\$903,000** Sold Date **16-Aug-25**

Distance **0.42km**



## 12 PEPPERCORN WAY CLAYTON SOUTH VIC 3169

 3  2  1

Sold Price **\$910,000** Sold Date **14-Jun-25**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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