

## 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

13B FIRST STREET 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

\$895,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$571,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Jun 2024

to

31 May 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

2/11 MOORE AVENUE CLAYTON SOUTH VIC 3169	\$931,500	17-May-25
26 BOTANIC DRIVE CLAYTON SOUTH VIC 3169	\$923,000	07-Jun-25
2/30 EVELYN STREET CLAYTON VIC 3168	\$900,000	19-Mar-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 June 2025



## 2/11 MOORE AVENUE CLAYTON SOUTH VIC 3169

 3  2  1

Sold Price

<sup>RS</sup>

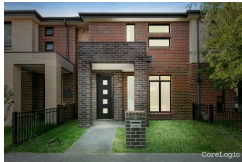
**\$931,500**

Sold Date

**17-May-25**

Distance

**0.69km**



## 26 BOTANIC DRIVE CLAYTON SOUTH VIC 3169

 3  2  2

Sold Price

<sup>RS</sup>

**\$923,000**

Sold Date

**07-Jun-25**

Distance

**0.82km**



## 2/30 EVELYN STREET CLAYTON VIC 3168

 2  2  1

Sold Price

**\$900,000**

Sold Date

**19-Mar-25**

Distance

**1.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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