

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 2/13 Browning Avenue, Clayton South, VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$470,000

&

\$510,000

Median sale price

Median price

\$595,250

Property Type

Unit

Suburb

Clayton South (3169)

Period - From

01/10/2024

to

30/09/2025

Source

pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|-----------|--------------|
| 103/18 LOMANDRA DRIVE, CLAYTON SOUTH VIC 3169 | \$510,000 | 31/10/2025 |
| 210/18 LOMANDRA DRIVE, CLAYTON SOUTH VIC 3169 | \$482,000 | 02/10/2025 |
| 3/488 HAUGHTON ROAD, CLAYTON SOUTH VIC 3169 | \$472,500 | 23/08/2025 |

This Statement of Information was prepared on: 02/12/2025