

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

2/19 MILTON AVENUE 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Apr 2024

to

31 Mar 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

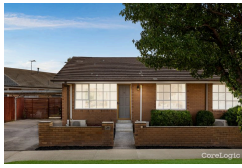
Date of sale

| | | |
|---|-----------|-----------|
| 4/39 RAYHUR STREET CLAYTON SOUTH VIC 3169 | \$435,500 | 29-Mar-25 |
| 2/13 BURNS AVENUE CLAYTON SOUTH VIC 3169 | \$491,000 | 19-Dec-24 |
| 2/19 OAKES AVENUE CLAYTON SOUTH VIC 3169 | \$447,500 | 16-Nov-24 |

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: 17 April 2025



4/39 RAYHUR STREET CLAYTON SOUTH VIC 3169

 2  1  -

Sold Price

^{RS} **\$435,500** ^{UN}

Sold Date

29-Mar-25

Distance

0.29km



2/13 BURNS AVENUE CLAYTON SOUTH VIC 3169

 2  1  1

Sold Price

\$491,000

Sold Date

19-Dec-24

Distance

0.41km



2/19 OAKES AVENUE CLAYTON SOUTH VIC 3169

 2  1  1

Sold Price

\$447,500

Sold Date

16-Nov-24

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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