

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

2/29 MCMILLAN STREET 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

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

1/47 MAIN ROAD CLAYTON SOUTH VIC 3169	\$901,000	04-Sep-25
1/35 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$903,000	16-Aug-25
15 MCBEAN STREET CLAYTON VIC 3168	\$903,000	13-Sep-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.~~

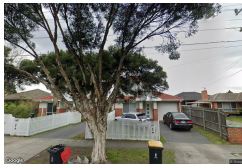
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1/47 MAIN ROAD CLAYTON SOUTH VIC 3169

Sold Price

^{RS} **\$901,000** ^{UN}

Sold Date **04-Sep-25**

 3  2  2

Distance **0.59km**



1/35 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

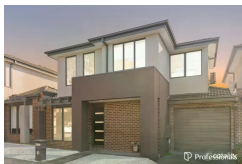
Sold Price

^{RS} **\$903,000**

Sold Date **16-Aug-25**

 3  3  1

Distance **0.92km**



15 MCBEAN STREET CLAYTON VIC 3168

Sold Price

Sold Date **13-Sep-25**

 3  2  1

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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