

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 SECOND 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Clayton South

Period-from

01 Jul 2024

to

30 Jun 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

12 LAURA STREET CLAYTON SOUTH VIC 3169	\$982,000	15-Mar-25
18 MALLAWA STREET CLAYTON SOUTH VIC 3169	\$1,122,000	22-Mar-25
19 ALWARD AVENUE CLAYTON SOUTH VIC 3169	\$1,035,000	30-Apr-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: 07 July 2025



12 LAURA STREET CLAYTON SOUTH VIC 3169

2 2 1

Sold Price

\$982,000

Sold Date

15-Mar-25

Distance

0.83km



18 MALLAWA STREET CLAYTON SOUTH VIC 3169

3 1 2

Sold Price

\$1,122,000

Sold Date

22-Mar-25

Distance

0.87km



19 ALWARD AVENUE CLAYTON SOUTH VIC 3169

4 1 2

Sold Price

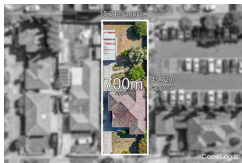
^{RS} **\$1,035,000**

Sold Date

30-Apr-25

Distance

1.25km



1 THOMAS STREET CLAYTON VIC 3168

3 1 2

Sold Price

^{RS UN}

Sold Date

05-May-25

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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