Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	29 Wordsworth Avenue, Clayton South Vic 3169
Including suburb and	·
postcode	

Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000

Median sale price

Median price	\$998,500	Pro	perty Type	House		Suburb	Clayton South
Period - From	10/11/2024	to	09/11/2025		Source	Property	/ Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	15 Moore Av CLAYTON SOUTH 3169	\$1,465,000	26/08/2025
2	60 Jaguar Dr CLAYTON 3168	\$1,290,000	04/08/2025
3			

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 six months.

This Statement of Information was prepared on:	10/11/2025 17:37



Date of sale



Michael Renzella 03 9568 2000 0400 105 005 michael.renzella@raywhite.com

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price 10/11/2024 - 09/11/2025: \$998,500



Property Type: HOUSE Land Size: 890 sqm approx Agent Comments

Comparable Properties



15 Moore Av CLAYTON SOUTH 3169 (REI)

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3

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1

a 4

Agent Comments

Price: \$1,465,000 Method: Private Sale Date: 26/08/2025 Property Type: House Land Size: 877 sqm approx

Land Size: 677 Sqiii approx

60 Jaguar Dr CLAYTON 3168 (VG)

3





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Agent Comments

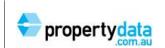
Price: \$1,290,000 **Method:** Sale **Date:** 04/08/2025

Property Type: House (Res) Land Size: 732 sqm approx

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 six months.

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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