

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

29 Wordsworth Avenue, Clayton South Vic 3169

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

Property 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 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
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:

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Michael Renzella
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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

10/11/2024 - 09/11/2025: \$998,500



3 1 4

Property Type: HOUSE

Land Size: 890 sqm approx

Agent Comments

Comparable Properties



15 Moore Av CLAYTON SOUTH 3169 (REI)

Agent Comments

3 1 4

Price: \$1,465,000

Method: Private Sale

Date: 26/08/2025

Property Type: House

Land Size: 877 sqm approx

60 Jaguar Dr CLAYTON 3168 (VG)

Agent Comments

3 - -

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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