

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

3/3 BROWNING 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2025

to

31 Jan 2026

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

3/30 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$605,000	22-Nov-25
1/18 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$590,004	29-Nov-25
2/13 BROWNING AVENUE CLAYTON SOUTH VIC 3169	\$502,000	19-Dec-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: 06 February 2026



3/30 BURNS AVENUE CLAYTON SOUTH VIC 3169

2 1 1

Sold Price

^{RS}

\$605,000

Sold Date

22-Nov-25

Distance

0.33km



1/18 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

2 1 2

Sold Price

^{RS}

\$590,004

Sold Date

29-Nov-25

Distance

0.13km



2/13 BROWNING AVENUE CLAYTON SOUTH VIC 3169

2 1 1

Sold Price

\$502,000

Sold Date

19-Dec-25

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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