

## 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

3/36 MILTON AVENUE CLAYTON SOUTH VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Nov 2024

to

31 Oct 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

|                                              |        |           |
|----------------------------------------------|--------|-----------|
| 107/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169 | 370000 | 22-Jun-25 |
| 3/5 JEANETTE STREET CLAYTON SOUTH VIC 3169   | 746000 | 26-Jul-25 |
| 1/49 MILTON AVENUE CLAYTON SOUTH VIC 3169    | 735000 | 07-Jun-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: 13 November 2025



**107/16 LOMANDRA DRIVE  
CLAYTON SOUTH VIC 3169**

2 1 1

Sold Price

**370000**

Sold Date

**22-Jun-25**

Distance

**0.93km**



**3/5 JEANETTE STREET CLAYTON  
SOUTH VIC 3169**

2 1 1

Sold Price

<sup>RS</sup>**746000**

Sold Date

**26-Jul-25**

Distance

**1.95km**



**1/49 MILTON AVENUE CLAYTON  
SOUTH VIC 3169**

2 1 1

Sold Price

**735000**

Sold Date

**07-Jun-25**

Distance

**0.1km**



**4/23 FRANCIS STREET CLAYTON  
VIC 3168**

2 1 1

Sold Price

**670000**

Sold Date

**05-Aug-25**

Distance

**1.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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