

## 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

3/488 HAUGHTON ROAD CLAYTON SOUTH VIC 3169

### Indicative selling price

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

Single Price

or range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Jul 2024

to

30 Jun 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 4/39 RAYHUR STREET CLAYTON SOUTH VIC 3169 | \$435,500 | 29-Mar-25 |
| 3/48 WELLINGTON ROAD CLAYTON VIC 3168     | \$445,000 | 14-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: 23 July 2025



**4/39 RAYHUR STREET CLAYTON  
SOUTH VIC 3169**

2 1 1

Sold Price

**\$435,500**

Sold Date

**29-Mar-25**

Distance

**0.18km**



**3/48 WELLINGTON ROAD  
CLAYTON VIC 3168**

2 1 1

Sold Price

<sup>RS</sup> **\$445,000**

Sold Date

**14-Jun-25**

Distance

**2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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