

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

6/11-13 Second Street, Clayton South Vic 3169

Indicative selling price

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

Range between \$850,000

&

\$935,000

Median sale price

Median price \$889,000

Property Type Townhouse

Suburb Clayton South

Period - From 22/04/2024

to

21/04/2025

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 | 77 Rosebank Av CLAYTON SOUTH 3169 | \$888,000 | 05/04/2025 |
| 2 | 2/30 Evelyn St CLAYTON 3168 | \$900,000 | 19/03/2025 |
| 3 | 1/19 Second St CLAYTON SOUTH 3169 | \$1,058,000 | 02/12/2024 |

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:

22/04/2025 11:02



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Townhouse Price
22/04/2024 - 21/04/2025: \$889,000

Comparable Properties



77 Rosebank Av CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$888,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)

2/30 Evelyn St CLAYTON 3168 (REI)

Agent Comments



Price: \$900,000
Method: Sold Before Auction
Date: 19/03/2025
Property Type: Townhouse (Res)

1/19 Second St CLAYTON SOUTH 3169 (VG)

Agent Comments



Price: \$1,058,000
Method: Sale
Date: 02/12/2024
Property Type: Flat/Unit/Apartment (Res)

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



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