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	13b Merlyn Avenue, Clayton South Vic 3169

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $922,000 Property Type Townhouse Suburb Clayton South

Period - From 20/05/2025 to 19/05/2026 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	2/350 Haughton Rd CLAYTON 3168	$880,500	28/03/2026
2	3/15 Newport Rd CLAYTON SOUTH 3169	$857,000	14/02/2026
3	2/43 Alice St CLAYTON 3168	$930,000	25/11/2025

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: 20/05/2026 16:14

13b Merlyn Avenue, Clayton South Vic 3169

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3 2 2

Property Type: UNIT

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Townhouse Price
20/05/2025 - 19/05/2026: $922,000

Comparable Properties

2/350 Haughton Rd CLAYTON 3168 (REI)

3 2 2

Price: $880,500
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit
Land Size: 257 sqm approx

Agent Comments

3/15 Newport Rd CLAYTON SOUTH 3169 (REI/VG)

3 2 2

Price: $857,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Unit
Land Size: 225 sqm approx

Agent Comments

2/43 Alice St CLAYTON 3168 (REI/VG)

3 2 4

Price: $930,000
Method: Private Sale
Date: 25/11/2025
Property Type: Unit
Land Size: 450 sqm approx

Agent Comments

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