

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

2/53 MAIN ROAD 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Jul 2025

to

30 Jun 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

1/73 JAGUAR DRIVE CLAYTON VIC 3168	\$861,000	28-Mar-26
2/46 MALLAWA STREET CLAYTON SOUTH VIC 3169	\$900,000	28-Feb-26
2/59 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$835,000	02-May-26

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: 01 July 2026



1/73 JAGUAR DRIVE CLAYTON VIC 3168 Sold Price **\$861,000** Sold Date **28-Mar-26**

 3  1  1

Distance **0.99km**



2/46 MALLAWA STREET CLAYTON SOUTH VIC 3169 Sold Price **\$900,000** Sold Date **28-Feb-26**

 3  1  2

Distance **0.5km**



2/59 BEVAN AVENUE CLAYTON SOUTH VIC 3169 Sold Price ^{RS} **\$835,000** Sold Date **02-May-26**

 3  1  2

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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