

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

9A SYDNEY STREET 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Mar 2025

to

28 Feb 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

2/29 MCMILLAN STREET CLAYTON SOUTH VIC 3169	\$893,000	20-Jan-26
6/29 MCMILLAN STREET CLAYTON SOUTH VIC 3169	\$887,000	10-May-25
42 JACKSON GREEN BOULEVARD CLAYTON SOUTH VIC 3169	\$812,000	13-Sep-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.~~

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2/29 MCMILLAN STREET CLAYTON Sold Price

RS

\$893,000

Sold Date **20-Jan-26**

SOUTH VIC 3169

3 2 2

Distance **0.74km**



6/29 MCMILLAN STREET CLAYTON Sold Price

\$887,000

Sold Date **10-May-25**

SOUTH VIC 3169

4 2 2

Distance **0.74km**



42 JACKSON GREEN BOULEVARD Sold Price

\$812,000

Sold Date **13-Sep-25**

CLAYTON SOUTH VIC 3169

3 2 2

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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