

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

5/6 BROWNING AVENUE 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

\$395,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2025

to

31 Jan 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

3/4 BROWNING AVENUE CLAYTON SOUTH VIC 3169	\$408,000	02-Jan-26
5/7 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$405,000	03-Nov-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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3/4 BROWNING AVENUE CLAYTON SOUTH VIC 3169

 2  1  1

Sold Price ^{RS} **\$408,000** ^{UN} Sold Date **02-Jan-26**

Distance **0.02km**



5/7 BURNS AVENUE CLAYTON SOUTH VIC 3169

 2  1  -

Sold Price **\$405,000** Sold Date **03-Nov-25**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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