

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

1/30 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Oct 2024

to

30 Sep 2025

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

1/51 MAIN ROAD CLAYTON SOUTH VIC 3169	\$840,000	26-Aug-25
5/26 OAKES AVENUE CLAYTON SOUTH VIC 3169	\$800,000	21-Apr-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.~~

This Statement of Information was prepared on: 11 November 2025



**1/51 MAIN ROAD CLAYTON SOUTH
VIC 3169**

 4  2  1

Sold Price

\$840,000

Sold Date **26-Aug-25**

Distance **0.55km**



**5/26 OAKES AVENUE CLAYTON
SOUTH VIC 3169**

 4  3  2

Sold Price

\$800,000

Sold Date **21-Apr-25**

Distance **0.39km**



**42 JACKSON GREEN BOULEVARD
CLAYTON SOUTH VIC 3169**

 3  2  2

Sold Price

^{RS} **\$812,000**

Sold Date **13-Sep-25**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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