

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

3/39 MILTON 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

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

2/13 BROWNING AVENUE CLAYTON SOUTH VIC 3169	\$502,000	19-Dec-25
2/44 TENNYSON AVENUE CLAYTON SOUTH VIC 3169	\$466,000	07-Feb-26
2/27 MAIN ROAD CLAYTON SOUTH VIC 3169	\$565,000	18-Feb-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: 23 February 2026



**2/13 BROWNING AVENUE
CLAYTON SOUTH VIC 3169**

2 1 1

Sold Price **\$502,000** Sold Date **19-Dec-25**

Distance **0.23km**



**2/44 TENNYSON AVENUE
CLAYTON SOUTH VIC 3169**

2 1 1

Sold Price ^{RS} **\$466,000** ^{UN} Sold Date **07-Feb-26**

Distance **0.05km**



**2/27 MAIN ROAD CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price ^{RS} **\$565,000** ^{UN} Sold Date **18-Feb-26**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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