

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

2/3 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Jun 2025

to

31 May 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

1/74 SCOTSBURN AVENUE CLAYTON VIC 3168	\$780,000	25-Feb-26
30 JACKSON GREEN BOULEVARD CLAYTON SOUTH VIC 3169	\$730,000	21-Mar-26
2/480 HAUGHTON ROAD CLAYTON SOUTH VIC 3169	\$610,000	06-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: 18 June 2026

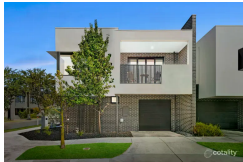


**1/74 SCOTSBURN AVENUE
CLAYTON VIC 3168**

 2  2  1

Sold Price **\$780,000** Sold Date **25-Feb-26**

Distance **0.85km**



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

 2  1  1

Sold Price **\$730,000** Sold Date **21-Mar-26**

Distance **0.87km**



**2/480 HAUGHTON ROAD
CLAYTON SOUTH VIC 3169**

 2  2  1

Sold Price ^{RS} **\$610,000** Sold Date **06-May-26**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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