

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

2/488 HAUGHTON ROAD 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

\$645,000

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2025

to

30 Apr 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

5/7 MAIN ROAD CLAYTON SOUTH VIC 3169	\$672,000	14-Feb-26
1/14 MILTON AVENUE CLAYTON SOUTH VIC 3169	\$600,000	08-Apr-26
10 LEAF COURT CLAYTON VIC 3168	\$626,000	20-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: 05 May 2026



**5/7 MAIN ROAD CLAYTON SOUTH
VIC 3169**

Sold Price

\$672,000

Sold Date

14-Feb-26

 2  2  1

Distance

0.37km



**1/14 MILTON AVENUE CLAYTON
SOUTH VIC 3169**

Sold Price

^{RS} **\$600,000**

Sold Date

08-Apr-26

 2  1  2

Distance

0.12km



**10 LEAF COURT CLAYTON VIC
3168**

Sold Price

^{RS} **\$626,000**

Sold Date

20-Feb-26

 2  1  2

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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