

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

2/27 MAIN 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

\$570,000

&

\$590,000

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

4/42 FIRST STREET CLAYTON SOUTH VIC 3169	\$520,000	06-Feb-26
1/18 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$590,004	29-Nov-25
1/1480 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$640,000	28-Jan-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: 14 February 2026



**4/42 FIRST STREET CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price

^{RS}

\$520,000

Sold Date

06-Feb-26

Distance

0.54km



**1/18 WORDSWORTH AVENUE
CLAYTON SOUTH VIC 3169**

2 1 2

Sold Price

^{RS}

\$590,004

Sold Date

29-Nov-25

Distance

0.53km



**1/1480 CENTRE ROAD CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price

^{RS}

\$640,000

Sold Date

28-Jan-26

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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