

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

1/4 WANNAN COURT 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

\$810,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Mar 2025

to

28 Feb 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

2/46 MALLAWA STREET CLAYTON SOUTH VIC 3169	\$900,000	28-Feb-26
18A LAURA STREET CLAYTON SOUTH VIC 3169	\$950,000	01-Dec-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: 18 March 2026



2/46 MALLAWA STREET CLAYTON Sold Price ^{RS} **\$900,000** Sold Date **28-Feb-26**
SOUTH VIC 3169

3 1 2

Distance **1.24km**



18A LAURA STREET CLAYTON Sold Price **\$950,000** Sold Date **01-Dec-25**
SOUTH VIC 3169

3 2 1

Distance **1.45km**

RS = Recent sale **UN** = Undisclosed Sale

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