

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

211/2 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

\$375,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,125

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

114/2 MAIN ROAD CLAYTON SOUTH VIC 3169	\$378,000	30-Sep-25
402/2 MAIN ROAD CLAYTON SOUTH VIC 3169	\$385,000	05-May-26
314/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$373,000	28-Oct-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: 28 May 2026



**114/2 MAIN ROAD CLAYTON
SOUTH VIC 3169**

1 1 1

Sold Price **\$378,000** Sold Date **30-Sep-25**

Distance **0km**



**402/2 MAIN ROAD CLAYTON
SOUTH VIC 3169**

1 1 1

Sold Price ^{RS} **\$385,000** Sold Date **05-May-26**

Distance **0km**



**314/16 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

1 1 1

Sold Price **\$373,000** Sold Date **28-Oct-25**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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