

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

3/36 WORDSWORTH AVENUE 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Jul 2025

to

30 Jun 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

2/36 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$1,033,500	22-Feb-26
4/12 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$1,055,000	11-Apr-26
3/47 TENNYSON AVENUE CLAYTON SOUTH VIC 3169	\$950,000	15-Mar-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: 01 July 2026



2/36 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

4 3 2

Sold Price **\$1,033,500** Sold Date **22-Feb-26**

Distance **0km**



4/12 BURNS AVENUE CLAYTON SOUTH VIC 3169

4 3 2

Sold Price **\$1,055,000** Sold Date **11-Apr-26**

Distance **0.29km**



3/47 TENNYSON AVENUE CLAYTON SOUTH VIC 3169

4 2 2

Sold Price **\$950,000** Sold Date **15-Mar-26**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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