

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

2/5 BRADY 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

\$1,050,000

&

\$1,150,000

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

1 KOOLENA CLOSE CLAYTON SOUTH VIC 3169	1300000	12-Sep-25
22A SECOND STREET CLAYTON SOUTH VIC 3169	1201000	23-Oct-25
2/59 JAGUAR DRIVE CLAYTON VIC 3168	1100000	03-Sep-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: 09 February 2026



**1 KOOLENA CLOSE CLAYTON
SOUTH VIC 3169**

4 3 2

Sold Price

^{RS}

1300000

Sold Date

12-Sep-25

Distance

0.7km



**22A SECOND STREET CLAYTON
SOUTH VIC 3169**

4 2 2

Sold Price

^{RS}

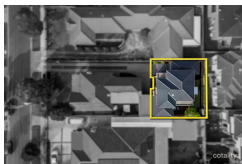
1201000

Sold Date

23-Oct-25

Distance

0.92km



**2/59 JAGUAR DRIVE CLAYTON VIC
3168**

4 3 2

Sold Price

1100000

Sold Date

03-Sep-25

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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