

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 <input type="text"/>	Property type <input type="text"/>	Suburb <input type="text"/>
Period-from <input type="text"/>	to <input type="text"/>	Source <input type="text"/>

Period-from to Source

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 Sold Price
3168

4 3 2

1100000 Sold Date 03-Sep-25

Distance 1.43km

RS = Recent sale

UN = Undisclosed Sale

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