

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

1/14 MILTON 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

\$500,000

&

\$550,000

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

| | | |
|---|--------|-----------|
| 5/1254 CENTRE ROAD CLAYTON SOUTH VIC 3169 | 639000 | 18-Oct-25 |
| 1/18 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169 | 590004 | 29-Nov-25 |
| 4/42 FIRST STREET CLAYTON SOUTH VIC 3169 | 520000 | 06-Feb-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: 25 February 2026



5/1254 CENTRE ROAD CLAYTON SOUTH VIC 3169

2 1 1

Sold Price **639000** Sold Date **18-Oct-25**

Distance **1.91km**



1/18 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

2 1 2

Sold Price **590004** Sold Date **29-Nov-25**

Distance **0.27km**



4/42 FIRST STREET CLAYTON SOUTH VIC 3169

2 1 1

Sold Price ^{RS} **520000** Sold Date **06-Feb-26**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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