

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

2/36 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Apr 2025

to

31 Mar 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

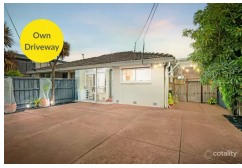
Date of sale

1/5 BURNS AVENUE CLAYTON SOUTH VIC 3169	625000	11-Apr-26
1/14 MILTON AVENUE CLAYTON SOUTH VIC 3169	600000	08-Apr-26
6/41-49 TULLY ROAD CLARINDA VIC 3169	710000	21-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: 21 April 2026



**1/5 BURNS AVENUE CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price

^{RS} **625000**

Sold Date

11-Apr-26

Distance

0.3km



**1/14 MILTON AVENUE CLAYTON
SOUTH VIC 3169**

2 1 2

Sold Price

^{RS} **600000**

Sold Date

08-Apr-26

Distance

-



**6/41-49 TULLY ROAD CLARINDA
VIC 3169**

2 1 2

Sold Price

^{RS} **710000**

Sold Date

21-Feb-26

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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