

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 SECOND STREET 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$951,000

Property type

House

Suburb

Clayton South

Period-from

01 Aug 2024

to

31 Jul 2025

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

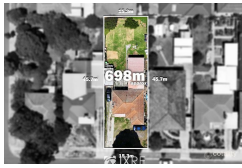
Date of sale

24 MCMILLAN STREET CLAYTON SOUTH VIC 3169	\$970,000	17-Mar-25
56 CLEARY COURT CLAYTON SOUTH VIC 3169	\$975,000	24-May-25
82 MONASH CRESCENT CLAYTON SOUTH VIC 3169	\$940,000	01-Jul-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: 13 August 2025



**24 MCMILLAN STREET CLAYTON
SOUTH VIC 3169**

 4  1  2

Sold Price

^{RS} **\$970,000**

Sold Date

17-Mar-25

Distance

0.79km



**56 CLEARY COURT CLAYTON
SOUTH VIC 3169**

 3  1  2

Sold Price

\$975,000

Sold Date

24-May-25

Distance

1.19km



**82 MONASH CRESCENT CLAYTON
SOUTH VIC 3169**

 3  1  2

Sold Price

^{RS} **\$940,000**

Sold Date

01-Jul-25

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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