

## 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

2/25 MALLAWA STREET CLAYTON SOUTH VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### 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

2/36 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$1,033,500	22-Feb-26
4/12 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$1,055,000	11-Apr-26
25A NEWPORT ROAD CLAYTON SOUTH VIC 3169	\$950,000	13-Apr-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: 23 April 2026



**2/36 WORDSWORTH AVENUE  
CLAYTON SOUTH VIC 3169**

 4  3  2

Sold Price **\$1,033,500** Sold Date **22-Feb-26**

Distance **0.84km**



**4/12 BURNS AVENUE CLAYTON  
SOUTH VIC 3169**

 4  3  2

Sold Price <sup>RS</sup> **\$1,055,000** Sold Date **11-Apr-26**

Distance **0.98km**



**25A NEWPORT ROAD CLAYTON  
SOUTH VIC 3169**

 4  3  1

Sold Price <sup>RS</sup> **\$950,000** <sup>UN</sup> Sold Date **13-Apr-26**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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