

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 WORDSWORTH 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Jan 2025

to

31 Dec 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

4/27 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$900,000	17-Mar-25
5/26 OAKES AVENUE CLAYTON SOUTH VIC 3169	\$800,000	21-Apr-25
39 EVERGREEN BOULEVARD CLAYTON SOUTH VIC 3169	\$965,000	04-Oct-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: 21 January 2026



4/27 BURNS AVENUE CLAYTON SOUTH VIC 3169

 4  3  2

Sold Price

\$900,000

Sold Date

17-Mar-25

Distance

0.16km



5/26 OAKES AVENUE CLAYTON SOUTH VIC 3169

 4  3  2

Sold Price

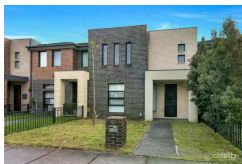
\$800,000

Sold Date

21-Apr-25

Distance

0.35km



39 EVERGREEN BOULEVARD CLAYTON SOUTH VIC 3169

 4  2  -

Sold Price

\$965,000

Sold Date

04-Oct-25

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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