

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

3/488 HAUGHTON ROAD 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Jul 2024

to

30 Jun 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

4/39 RAYHUR STREET CLAYTON SOUTH VIC 3169	\$435,500	29-Mar-25
3/48 WELLINGTON ROAD CLAYTON VIC 3168	\$445,000	14-Jun-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: 23 July 2025



**4/39 RAYHUR STREET CLAYTON
SOUTH VIC 3169**

 2  1  1

Sold Price

\$435,500

Sold Date

29-Mar-25

Distance

0.18km



**3/48 WELLINGTON ROAD
CLAYTON VIC 3168**

 2  1  1

Sold Price

^{RS} **\$445,000**

Sold Date

14-Jun-25

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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