

## 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

1/35 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### 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

Corelogic

### 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

1/32 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$898,000	22-Feb-25
77 ROSEBANK AVENUE CLAYTON SOUTH VIC 3169	\$888,000	05-Apr-25
13B FIRST STREET CLAYTON SOUTH VIC 3169	\$870,000	09-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: 16 July 2025



**1/32 BURNS AVENUE CLAYTON  
SOUTH VIC 3169**

3 2 1

Sold Price

**\$898,000**

Sold Date

**22-Feb-25**

Distance

**0.28km**



**77 ROSEBANK AVENUE CLAYTON  
SOUTH VIC 3169**

3 2 2

Sold Price

**\$888,000**

Sold Date

**05-Apr-25**

Distance

**0.49km**



**13B FIRST STREET CLAYTON  
SOUTH VIC 3169**

3 2 1

Sold Price

<sup>RS</sup> **\$870,000**

Sold Date

**09-Jul-25**

Distance

**0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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