

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

3/39 Main Road, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$790,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Clayton South

Period - From

01/01/2026

to

31/03/2026

Source

REIV

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 six 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	2/59 Bevan Av CLAYTON SOUTH 3169	\$835,000	02/05/2026
2	3/14 Milton Av CLAYTON SOUTH 3169	\$730,000	21/03/2026
3	1/31 Springs Rd CLAYTON SOUTH 3169	\$750,000	27/01/2026

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 six months.~~

This Statement of Information was prepared on:

17/06/2026 15:20



Property Type: Unit

Agent Comments

Comparable Properties



2/59 Bevan Av CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$835,000

Method: Auction Sale

Date: 02/05/2026

Property Type: Unit

Land Size: 484 sqm approx



3/14 Milton Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$730,000

Method: Sold Before Auction

Date: 21/03/2026

Property Type: Unit

Land Size: 195 sqm approx



1/31 Springs Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$750,000

Method: Sold Before Auction

Date: 27/01/2026

Property Type: Unit