

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

6/597-605 CLAYTON ROAD CLARINDA 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,500

Property type

Unit

Suburb

Clarinda

Period-from

01 Aug 2025

to

31 Jul 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 MILTON AVENUE CLAYTON SOUTH VIC 3169	\$680,000	19-May-26
3/19 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$661,000	22-Aug-26
2/41 KNIGHT STREET CLAYTON SOUTH VIC 3169	\$695,000	23-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: 28 August 2026



2/36 MILTON AVENUE CLAYTON SOUTH VIC 3169

2 1 1

Sold Price

\$680,000

Sold Date **19-May-26**

Distance

1.68km



3/19 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

2 2 1

Sold Price

^{RS} **\$661,000**

Sold Date **22-Aug-26**

Distance

1.77km



2/41 KNIGHT STREET CLAYTON SOUTH VIC 3169

2 1 1

Sold Price

\$695,000

Sold Date **23-Apr-26**

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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