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 $715,000 & $755,000

Median sale price

Median price $700,000 Property Type Unit Suburb Clayton South

Period - From 01/04/2026 to 30/06/2026 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	2/10 Manoon Rd CLAYTON SOUTH 3169	$700,000	22/06/2026
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: 07/07/2026 10:09

3/39 Main Road, Clayton South Vic 3169

JellisCraig

Yvonne Wei
8849 8088
0451 858 322
yvonnewei@jelliscraig.com.au



3 1 2

Property Type: Unit
Land Size: 260 sqm approx

Agent Comments

Indicative Selling Price
$715,000 - $755,000
Median Unit Price
June quarter 2026: $700,000

Comparable Properties



2/10 Manoon Rd CLAYTON SOUTH 3169 (REI)

3 1 1

Price: $700,000
Method: Private Sale
Date: 22/06/2026
Property Type: Unit

Agent Comments



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

3 1 2

Price: $730,000
Method: Sold Before Auction
Date: 21/03/2026
Property Type: Unit
Land Size: 195 sqm approx

Agent Comments



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

3 2 3

Price: $750,000
Method: Sold Before Auction
Date: 27/01/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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