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	212/2 MAIN 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	$360,000	&	$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,125	Property type	Unit	Suburb	Clayton South
Period-from	01 May 2025	to	30 Apr 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
306/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	$336,000	25-Nov-25
301/11 RENVER ROAD CLAYTON VIC 3168	$380,000	27-Feb-26
402/2 MAIN ROAD CLAYTON SOUTH VIC 3169	$385,000	05-May-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: 22 May 2026

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306/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169

1 1 1

Sold Price **$336,000** Sold Date **25-Nov-25**

Distance **1.41km**



301/11 RENVER ROAD CLAYTON VIC 3168

1 1 1

Sold Price **$380,000** Sold Date **27-Feb-26**

Distance **1.97km**



402/2 MAIN ROAD CLAYTON SOUTH VIC 3169

1 1 1

Sold Price RS **$385,000** Sold Date **05-May-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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