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	19 Browning Avenue, Clayton South VIC 3169

Indicative selling price

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

Range between $1,200,000 & $1,280,000

Median sale price

Median price $982,000 Property Type House Suburb Clayton South

Period - From 19/05/2025 to 18/11/2025 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
74 Moriah Street Clayton VIC 3168	$1,160,000	01/11/2025
21 Kionga Street Clayton VIC 3168	$1,225,000	13/09/2025
79 Moriah Street Clayton VIC 3168	$1,240,000	22/05/2025

This Statement of Information was prepared on: 19/11/2025