

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

05/10/2026

Property offered for sale

Address
Including suburb and postcode

2/34 Tennyson Avenue, Clayton South Vic 3169

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	2	1	1	73	170

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

\$520,000

or

Range between

&

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$676,000

Property type

Unit

Suburb

Clayton South

Period: from

05/10/2025

to

04/10/2026

Source

Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address		3/39 Milton Av CLAYTON SOUTH 3169			
Sale price		\$524,500	Date of sale		28/03/2026
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	2	1	1	75	167

Comparable property 2

Address	2/6 Wright St CLAYTON 3168				
Sale price	\$492,000	Date of sale	19/09/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	2	1	1	67	85

Comparable property 3

Address	2/551-553 Clayton Rd CLAYTON SOUTH 3169				
Sale price	\$529,000	Date of sale	05/09/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	2	1	2	91	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

There are no new comparable sales available. The agent believes that 3/39 Milton Avenue, Clayton South, which was used as a comparable when determining the price at the time of listing, remains the most comparable property.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	\$480,000	Unconditional sale date	4/10/2026
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This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=c2fbbeaed8f5806ebc2440f5fbab7e8>



 2  1  1

Property Type: Unit
Land Size: 170 sqm approx
Agent Comments

Indicative Selling Price

\$520,000

Median Unit Price

05/10/2025 - 04/10/2026: \$676,000

Comparable Properties

3/39 Milton Av CLAYTON SOUTH 3169 (REI)

Agent Comments

 2  1  1

Price: \$524,500

Method:

Date: 28/03/2026

Property Type: Unit



2/6 Wright St CLAYTON 3168 (REI)

Agent Comments

 2  1  1

Price: \$492,000

Method: Auction Sale

Date: 19/09/2026

Property Type: Unit



2/551-553 Clayton Rd CLAYTON SOUTH 3169 (REI)

Agent Comments

 2  1  2

Price: \$529,000

Method: Auction Sale

Date: 05/09/2026

Property Type: Unit

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