

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

2/34 Tennyson Avenue, Clayton South Vic 3169

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$672,000

Property Type

Unit

Suburb

Clayton South

Period - From

24/09/2025

to

23/09/2026

Source

Property Data

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	2/6 Wright St CLAYTON 3168	\$492,000	19/09/2026
2	2/551-553 Clayton Rd CLAYTON SOUTH 3169	\$529,000	05/09/2026
3	3/39 Milton Av CLAYTON SOUTH 3169	\$524,500	28/03/2026

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:

24/09/2026 11:31



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$520,000

Median Unit Price

24/09/2025 - 23/09/2026: \$672,000

Comparable Properties



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



3/39 Milton Av CLAYTON SOUTH 3169 (REI)

Agent Comments

 2  1  1

Price: \$524,500

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit

Land Size: 167 sqm approx

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