

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

1/1 Dunstan Street, Clayton Vic 3168

Indicative selling price

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

Range between \$880,000

&

\$968,000

Median sale price

Median price \$887,500

Property Type Townhouse

Suburb Clayton

Period - From 22/04/2024

to

21/04/2025

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	43a Springs Rd CLAYTON SOUTH 3169	\$980,000	12/04/2025
2	3/34-36 Ormond Rd CLAYTON 3168	\$867,500	09/04/2025
3	2/11 Arnott St CLAYTON 3168	\$965,000	29/03/2025

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:

22/04/2025 10:12



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$880,000 - \$968,000
Median Townhouse Price
22/04/2024 - 21/04/2025: \$887,500

Comparable Properties



43a Springs Rd CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$980,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)



3/34-36 Ormond Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$867,500
Method: Private Sale
Date: 09/04/2025
Property Type: Townhouse (Single)

2/11 Arnott St CLAYTON 3168 (REI)

Agent Comments



Price: \$965,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Townhouse (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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