Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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	Pro	perty Type T	ownhouse		Suburb	Clayton
Period - From	22/04/2024	to	21/04/2025		Source	Property	v 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

Add	dress 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 comparableproperties 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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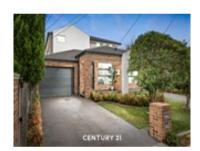
Peter Liu 0451367278 peter.liu@raywhite.com

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



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

Comparable Properties



43a Springs Rd CLAYTON SOUTH 3169 (REI)

Price: \$980,000 Method: Auction Sale Date: 12/04/2025

Property Type: Townhouse (Res)

Agent Comments



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

Price: \$867,500 Method: Private Sale Date: 09/04/2025

Agent Comments

Property Type: Townhouse (Single)

2/11 Arnott St CLAYTON 3168 (REI)

Price: \$965,000 Method: Auction Sale Date: 29/03/2025

Property Type: Townhouse (Res)

Agent Comments

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



