

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

5/64 ALICE STREET CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,250

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

1/1 DUNSTAN STREET CLAYTON VIC 3168	\$1,071,000	17-May-25
3/23 SCOTSBURN AVENUE OAKLEIGH SOUTH VIC 3167	\$1,063,000	27-May-25
1/53 VIEW STREET CLAYTON VIC 3168	\$990,000	02-May-25

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 6 months.~~

This Statement of Information was prepared on: 01 July 2025



**1/1 DUNSTAN STREET CLAYTON
VIC 3168**

 4  3  2

Sold Price

^{RS}

\$1,071,000

Sold Date

17-May-25

Distance

0.73km



**3/23 SCOTSBURN AVENUE
OAKLEIGH SOUTH VIC 3167**

 3  2  1

Sold Price

^{RS}

\$1,063,000

Sold Date

27-May-25

Distance

0.95km



**1/53 VIEW STREET CLAYTON VIC
3168**

 4  2  -

Sold Price

\$990,000

Sold Date

02-May-25

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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