

## 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

4/1 DUNSTAN STREET CLAYTON VIC 3168

### Indicative selling price

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

Single Price

or range  
between

\$790,000

&

\$869,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,250

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2024

to

31 May 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 3/6 PRINCE CHARLES STREET CLAYTON VIC 3168 | \$850,000 | 29-Apr-25 |
| 3/34-36 ORMOND ROAD CLAYTON VIC 3168       | \$867,500 | 09-Apr-25 |
| 2/47 VIEW STREET CLAYTON VIC 3168          | \$865,000 | 09-Mar-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: 26 June 2025



## 3/6 PRINCE CHARLES STREET CLAYTON VIC 3168

 3  2  1

Sold Price **\$850,000** Sold Date **29-Apr-25**

Distance **0.28km**



## 3/34-36 ORMOND ROAD CLAYTON VIC 3168

 3  2  2

Sold Price **\$867,500** Sold Date **09-Apr-25**

Distance **0.29km**



## 2/47 VIEW STREET CLAYTON VIC 3168

 3  2  -

Sold Price **\$865,000** Sold Date **09-Mar-25**

Distance **0.54km**

RS = Recent sale UN = Undisclosed Sale

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