

## 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

19B PANORAMA STREET CLAYTON VIC 3168

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### 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

3/10 FORTUNA STREET CLAYTON VIC 3168	\$1,120,000	07-Jun-25
2/11 ARNOTT STREET CLAYTON VIC 3168	\$965,000	29-Mar-25
1/1 DUNSTAN STREET CLAYTON VIC 3168	\$1,071,000	17-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: 10 July 2025



**3/10 FORTUNA STREET CLAYTON  
VIC 3168**

 5  4  1

Sold Price

<sup>RS</sup>

**\$1,120,000**

Sold Date

**07-Jun-25**

Distance

**0.08km**



**2/11 ARNOTT STREET CLAYTON  
VIC 3168**

 4  2  1

Sold Price

**\$965,000**

Sold Date

**29-Mar-25**

Distance

**0.53km**



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

 4  3  2

Sold Price

<sup>RS</sup>

**\$1,071,000**

Sold Date

**17-May-25**

Distance

**1.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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