

# 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

2/32 Alice 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)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$887,500

Property Type

Townhouse

Suburb

Clayton

Period - From

05/08/2024

to

04/08/2025

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	4/1 Dunstan St CLAYTON 3168	\$955,000	26/07/2025
2	1/1 Dunstan St CLAYTON 3168	\$1,071,000	17/05/2025
3	3/11 Dover St OAKLEIGH EAST 3166	\$1,075,000	23/03/2025

**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:

05/08/2025 12:40



Michael Renzella  
03 9568 2000  
0400 105 005

michael.renzella@raywhite.com

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Townhouse Price**

05/08/2024 - 04/08/2025: \$887,500



4 3 2

**Property Type:** TOWNHOUSE

**Land Size:** 250 sqm approx

Agent Comments

## Comparable Properties



**4/1 Dunstan St CLAYTON 3168 (REI)**

Agent Comments

4 3 2

**Price:** \$955,000

**Method:** Auction Sale

**Date:** 26/07/2025

**Property Type:** Townhouse (Res)



**1/1 Dunstan St CLAYTON 3168 (REI)**

Agent Comments

4 3 2

**Price:** \$1,071,000

**Method:** Auction Sale

**Date:** 17/05/2025

**Property Type:** Townhouse (Res)

**Land Size:** 204 sqm approx



**3/11 Dover St OAKLEIGH EAST 3166 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,075,000

**Method:** Sold After Auction

**Date:** 23/03/2025

**Property Type:** Townhouse (Single)

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



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