

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

1/80 Fulton Street, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$690,000

&

\$750,000

Median sale price

Median price

\$887,500

Property Type

Townhouse

Suburb

Clayton

Period - From

29/07/2024

to

28/07/2025

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	1/56 Ormond Rd CLAYTON 3168	\$720,000	21/04/2025
2	1/1391 North Rd OAKLEIGH EAST 3166	\$720,000	22/03/2025
3	1/1377 Centre Rd CLAYTON 3168	\$680,000	21/02/2025

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:

29/07/2025 10:46



3 2 1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Townhouse Price
29/07/2024 - 28/07/2025: \$887,500

Comparable Properties

1/56 Ormond Rd CLAYTON 3168 (VG)

Agent Comments

3 - -

Price: \$720,000
Method: Sale
Date: 21/04/2025
Property Type: House (Res)
Land Size: 343 sqm approx



1/1391 North Rd OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

3 2 2

Price: \$720,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Unit
Land Size: 340 sqm approx



1/1377 Centre Rd CLAYTON 3168 (REI/VG)

Agent Comments

3 1 1

Price: \$680,000
Method: Private Sale
Date: 21/02/2025
Property Type: Unit