

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

1/8 FORTUNA 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

2/39 EVELYN STREET CLAYTON VIC 3168	\$890,000	12-Jul-25
3/10-12 MURRAY STREET CLAYTON VIC 3168	\$768,000	06-Sep-25
1/11 IONA STREET CLAYTON VIC 3168	\$892,500	31-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: 29 October 2025



**2/39 EVELYN STREET CLAYTON
VIC 3168**

3 2 2

Sold Price

\$890,000

Sold Date

12-Jul-25

Distance

0.21km



**3/10-12 MURRAY STREET
CLAYTON VIC 3168**

3 2 1

Sold Price

\$768,000

Sold Date

06-Sep-25

Distance

0.5km



**1/11 IONA STREET CLAYTON VIC
3168**

4 2 2

Sold Price

\$892,500

Sold Date

31-May-25

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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