

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

3/10 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Clayton

Period-from

01 May 2024

to

30 Apr 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

2/30 EVELYN STREET CLAYTON VIC 3168	\$900,000	19-Mar-25
1/10 KIONGA STREET CLAYTON VIC 3168	\$890,000	02-Mar-25
3/33 EVELYN STREET CLAYTON VIC 3168	\$900,000	30-Jan-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 May 2025



**2/30 EVELYN STREET CLAYTON
VIC 3168**

 2  2  1

Sold Price

\$900,000

Sold Date

19-Mar-25

Distance

0.26km



**1/10 KIONGA STREET CLAYTON
VIC 3168**

 4  2  1

Sold Price

\$890,000

Sold Date

02-Mar-25

Distance

0.48km



**3/33 EVELYN STREET CLAYTON
VIC 3168**

 4  2  1

Sold Price

\$900,000

Sold Date

30-Jan-25

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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