

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

78A Fulton Street, Clayton Vic 3168

Indicative selling price

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

Range between \$990,000

&

\$1,089,000

Median sale price

Median price \$1,292,944

Property Type House

Suburb Clayton

Period - From 25/08/2024

to

24/08/2025

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	3/29 Banksia St CLAYTON 3168	\$1,056,000	09/08/2025
2	12 Gentle St CLAYTON 3168	\$1,125,000	17/05/2025
3	1/1 Dunstan St CLAYTON 3168	\$1,071,000	17/05/2025

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:

25/08/2025 10:51



Property Type: House - Attached
House N.E.C.

Agent Comments

Indicative Selling Price

\$990,000 - \$1,089,000

Median House Price

25/08/2024 - 24/08/2025: \$1,292,944

Comparable Properties



3/29 Banksia St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,056,000

Method: Auction Sale

Date: 09/08/2025

Property Type: Townhouse (Single)



12 Gentle St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,125,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 252 sqm approx



1/1 Dunstan St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,071,000

Method: Auction Sale

Date: 17/05/2025

Property Type: Townhouse (Res)

Land Size: 204 sqm approx

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