

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

1/25 Dunstan Street, Clayton Vic 3168

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$797,000 Property Type Unit Suburb Clayton

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	3/28 Francis St CLAYTON 3168	\$894,000	06/12/2025
2	2/10 Bonham Cr OAKLEIGH EAST 3166	\$890,000	29/11/2025
3	1/23 Glenbrook Av CLAYTON 3168	\$920,000	29/11/2025

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: 16/01/2026 16:17



Property Type:
Agent Comments

Indicative Selling Price
\$880,000 - \$968,000
Median Unit Price
December quarter 2025: \$797,000

Comparable Properties



3/28 Francis St CLAYTON 3168 (REI)

Agent Comments



Price: \$894,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Unit



2/10 Bonham Cr OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$890,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit
Land Size: 228 sqm approx



1/23 Glenbrook Av CLAYTON 3168 (REI)

Agent Comments



Price: \$920,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit
Land Size: 373 sqm approx

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