

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

2/11 DUNSTAN 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,000

Property type

Unit

Suburb

Clayton

Period-from

01 Aug 2025

to

31 Jul 2026

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

1B/2 GLENBROOK AVENUE CLAYTON VIC 3168	\$1,255,000	07-Feb-26
36A BEAUFORD STREET HUNTINGDALE VIC 3166	\$1,395,000	18-Apr-26
18 IRWIN STREET CLAYTON VIC 3168	\$1,490,000	01-Apr-26

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: 03 August 2026



1B/2 GLENBROOK AVENUE CLAYTON VIC 3168

5 4 1

Sold Price **\$1,255,000** Sold Date **07-Feb-26**

Distance **2.11km**



36A BEAUFORD STREET HUNTINGDALE VIC 3166

4 3 2

Sold Price **\$1,395,000** Sold Date **18-Apr-26**

Distance **1.93km**



18 IRWIN STREET CLAYTON VIC 3168

4 3 2

Sold Price ^{RS} **\$1,490,000** Sold Date **01-Apr-26**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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