

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

3/30 DENNIS 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2025

to

28 Feb 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

1/25 PANORAMA STREET CLAYTON VIC 3168	\$1,245,000	26-Nov-25
3/25 EVELYN STREET CLAYTON VIC 3168	\$1,110,000	28-Nov-25
3/60 KIONGA STREET CLAYTON VIC 3168	\$1,235,000	20-Oct-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: 25 March 2026



**1/25 PANORAMA STREET
CLAYTON VIC 3168**

Sold Price ^{RS} **\$1,245,000** ^{UN} Sold Date **26-Nov-25**

 4  3  -

Distance **0.8km**



**3/25 EVELYN STREET CLAYTON
VIC 3168**

Sold Price **\$1,110,000** Sold Date **28-Nov-25**

 4  2  2

Distance **0.69km**



**3/60 KIONGA STREET CLAYTON
VIC 3168**

Sold Price **\$1,235,000** Sold Date **20-Oct-25**

 5  3  2

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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