

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

3/8 Fortuna Street, Clayton Vic 3168

Indicative selling price

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

Range between

\$750,000

&

\$790,000

Median sale price

Median price

\$780,000

Property Type

Unit

Suburb

Clayton

Period - From

01/04/2025

to

31/03/2026

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	1/42 Edinburgh St CLAYTON 3168	\$746,000	23/05/2026
2	464a Haughton Rd CLAYTON SOUTH 3169	\$800,000	16/05/2026
3	15 Yarram Cr CLAYTON 3168	\$795,000	07/03/2026

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:

16/06/2026 13:30

Michael Renzella
03 9568 2000
0400 105 005

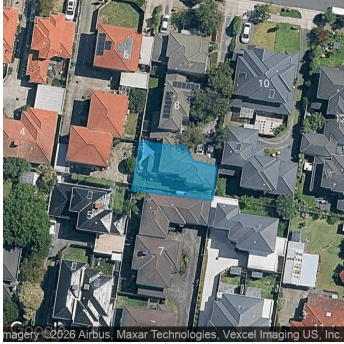
michael.renzella@raywhite.com

Indicative Selling Price

\$750,000 - \$790,000

Median Unit Price

Year ending March 2026: \$780,000



3 3 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/42 Edinburgh St CLAYTON 3168 (REI)

Agent Comments

3 2 1

Price: \$746,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Townhouse (Res)



464a Haughton Rd CLAYTON SOUTH 3169 (REI)

Agent Comments

3 2 1

Price: \$800,000

Method: Auction Sale

Date: 16/05/2026

Property Type: Townhouse (Res)

Land Size: 224 sqm approx



15 Yarram Cr CLAYTON 3168 (REI/VG)

Agent Comments

3 2 2

Price: \$795,000

Method: Auction Sale

Date: 07/03/2026

Property Type: Townhouse (Res)

Land Size: 132 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222