

## 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

5/699-701 HEATHERTON ROAD CLAYTON SOUTH VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$633,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2024

to

31 Aug 2025

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

|                                                      |           |           |
|------------------------------------------------------|-----------|-----------|
| 6/241-243 WESTALL ROAD CLAYTON SOUTH VIC 3169        | \$575,000 | 19-Jul-25 |
| 3/69-71 SPRING ROAD SPRINGVALE SOUTH VIC 3172        | \$580,000 | 19-Jun-25 |
| 18/824-832 HEATHERTON ROAD SPRINGVALE SOUTH VIC 3172 | \$650,000 | 13-Sep-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: 19 September 2025



**6/241-243 WESTALL ROAD  
CLAYTON SOUTH VIC 3169**

3 1 1

Sold Price

**\$575,000**

Sold Date

**19-Jul-25**

Distance

**0.26km**



**3/69-71 SPRING ROAD  
SPRINGVALE SOUTH VIC 3172**

2 1 1

Sold Price

<sup>RS</sup> **\$580,000**

Sold Date

**19-Jun-25**

Distance

**1.08km**



**18/824-832 HEATHERTON ROAD  
SPRINGVALE SOUTH VIC 3172**

2 1 1

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**13-Sep-25**

Distance

**1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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