

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 Hayden Road, Clayton South Vic 3169

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$989,000 Property Type House Suburb Clayton South

Period - From 01/10/2024 to 31/12/2024 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	789 Heatherton Rd SPRINGVALE 3171	\$785,000	06/11/2024
2	25 Newcomen Rd SPRINGVALE 3171	\$740,000	25/10/2024
3	20 Altair St SPRINGVALE SOUTH 3172	\$760,000	11/10/2024

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:

19/02/2025 10:59



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Property Type: House
Land Size: 586 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
December quarter 2024: \$989,000

Comparable Properties



789 Heatherton Rd SPRINGVALE 3171 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$785,000
Method: Sold Before Auction
Date: 06/11/2024
Property Type: House (Res)
Land Size: 538 sqm approx



25 Newcomen Rd SPRINGVALE 3171 (VG)

[Agent Comments](#)

3 - -

Price: \$740,000
Method: Sale
Date: 25/10/2024
Property Type: House (Res)
Land Size: 593 sqm approx



20 Altair St SPRINGVALE SOUTH 3172 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$760,000
Method: Private Sale
Date: 11/10/2024
Property Type: House
Land Size: 587 sqm approx