

## 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

2/695 HEATHERTON ROAD CLAYTON SOUTH VIC 3169

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$571,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

6/53 TOOTAL ROAD DINGLEY VILLAGE VIC 3172	\$897,000	07-Dec-24
8/53 TOOTAL ROAD DINGLEY VILLAGE VIC 3172	\$950,000	14-Dec-24
9 HAYDEN ROAD CLAYTON SOUTH VIC 3169	\$985,000	01-Mar-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: 31 March 2025



**6/53 TOOTAL ROAD DINGLEY  
VILLAGE VIC 3172**

3 2 2

Sold Price

**\$897,000**

Sold Date **07-Dec-24**

Distance

**1.42km**



**8/53 TOOTAL ROAD DINGLEY  
VILLAGE VIC 3172**

3 2 2

Sold Price

**\$950,000**

Sold Date **14-Dec-24**

Distance

**1.42km**



**9 HAYDEN ROAD CLAYTON  
SOUTH VIC 3169**

4 3 2

Sold Price

<sup>RS</sup> **\$985,000**

Sold Date **01-Mar-25**

Distance

**0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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