

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 (*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 ^{RS} **\$580,000** Sold Date **19-Jun-25**

Distance **1.08km**



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

2 1 1

Sold Price ^{RS} **\$650,000** Sold Date **13-Sep-25**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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