

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

6/237-239 WESTALL 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Aug 2024

to

31 Jul 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

1/7-8 KOOLENA CLOSE CLAYTON SOUTH VIC 3169	\$585,000	29-Mar-25
6/241-243 WESTALL ROAD CLAYTON SOUTH VIC 3169	\$575,000	19-Jul-25
5/9-11 SPRING VALLEY DRIVE CLAYTON SOUTH VIC 3169	\$777,000	26-Jul-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: 12 August 2025



**1/7-8 KOOLENA CLOSE CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price

\$585,000

Sold Date

29-Mar-25

Distance

1.39km



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

2 1 1

Sold Price

^{RS} **\$575,000** ^{UN}

Sold Date

19-Jul-25

Distance

0.03km



**5/9-11 SPRING VALLEY DRIVE
CLAYTON SOUTH VIC 3169**

2 1 1

Sold Price

^{RS} **\$777,000**

Sold Date

26-Jul-25

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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