

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

1/689 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Jan 2025

to

31 Dec 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

21 NETTELBECK ROAD CLAYTON SOUTH VIC 3169	\$940,000	15-Dec-25
217 WESTALL ROAD CLAYTON SOUTH VIC 3169	\$887,500	06-Aug-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.

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**21 NETTELBECK ROAD CLAYTON
SOUTH VIC 3169**

3 2 2

Sold Price

^{RS} **\$940,000**

Sold Date

15-Dec-25

Distance

0.49km



**217 WESTALL ROAD CLAYTON
SOUTH VIC 3169**

3 2 3

Sold Price

\$887,500

Sold Date

06-Aug-25

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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