

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	5/237-239 Westall Road Clayton South, 3169
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$650,000 & \$715,000
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### Median sale price

Median price	\$595,000	Property Type	UNIT	Suburb	CLAYTON SOUTH
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Period - From	01-Dec-2024	to	30-Nov-2025	Source	Cotality
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### Comparable property sales

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	1/237-239 WESTALL ROAD CLAYTON SOUTH VIC 3169	\$776,000	20-Sep-2025
2	6/237-239 WESTALL ROAD CLAYTON SOUTH VIC 3169	\$698,000	11-Oct-2025
3	5/699-701 HEATHERTON ROAD CLAYTON SOUTH VIC 3169	\$652,000	06-Oct-2025

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