

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 3/245 Westall Road, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$799,000

Median sale price

Median price \$923,000 Property Type Townhouse Suburb Clayton South

Period - From 24/03/2025 to 23/03/2026 Source Property Data

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 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	2/927 Heatherton Rd SPRINGVALE 3171	\$720,000	20/12/2025
2	8 Amaryn Ct SPRINGVALE 3171	\$800,000	18/10/2025
3	9/699-701 Heatherton Rd CLAYTON SOUTH 3169	\$695,000	11/10/2025

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 six months.~~

This Statement of Information was prepared on: 24/03/2026 15:40

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Indicative Selling Price

\$750,000 - \$799,000

Median Townhouse Price

24/03/2025 - 23/03/2026: \$923,000



3 2 2

Property Type: TOWNHOUSE

Agent Comments

Comparable Properties



2/927 Heatherton Rd SPRINGVALE 3171 (REI/VG)

Agent Comments

3 2 1

Price: \$720,000

Method: Auction Sale

Date: 20/12/2025

Property Type: Townhouse (Res)

Land Size: 145 sqm approx



8 Amaryn Ct SPRINGVALE 3171 (REI/VG)

Agent Comments

3 2 2

Price: \$800,000

Method: Auction Sale

Date: 18/10/2025

Property Type: Townhouse (Res)



9/699-701 Heatherton Rd CLAYTON SOUTH 3169 (REI)

Agent Comments

3 2 2

Price: \$695,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Townhouse (Res)

Land Size: 150 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222