

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

6/22-24 HAYDEN 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Jun 2025

to

31 May 2026

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

3/245 WESTALL ROAD CLAYTON SOUTH VIC 3169	\$820,000	25-Apr-26
2/453-457 SPRINGVALE ROAD SPRINGVALE VIC 3171	\$758,000	09-Dec-25
2/27 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$860,000	27-Jan-26

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: 09 June 2026



**3/245 WESTALL ROAD CLAYTON
SOUTH VIC 3169**

 3  3  2

Sold Price

^{RS}

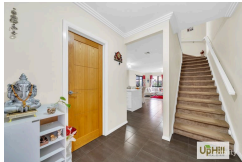
\$820,000

Sold Date

25-Apr-26

Distance

0.08km



**2/453-457 SPRINGVALE ROAD
SPRINGVALE VIC 3171**

 3  2  2

Sold Price

\$758,000

Sold Date

09-Dec-25

Distance

1.41km



**2/27 BURNS AVENUE CLAYTON
SOUTH VIC 3169**

 3  2  2

Sold Price

\$860,000

Sold Date

27-Jan-26

Distance

2.23km

RS = Recent sale

UN = Undisclosed Sale

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