

# 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

7 Lomandra Drive, Clayton South, VIC 3169

### Indicative selling price

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

Price Range

\$769,000

&

\$840,000

### Median sale price

Median price

\$551,000

Property Type

Unit

Suburb

Clayton South (3169)

Period - From

01/01/2024

to

31/12/2024

Source

Pricefinder

### Comparable property sales

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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

4/39 ALICE STREET, CLAYTON VIC 3168

\$840,000

19/10/2024

32 BOTANIC DRIVE, CLAYTON SOUTH VIC 3169

\$825,000

21/12/2024

2/13 JEANETTE STREET, CLAYTON SOUTH VIC 3169

\$825,000

13/09/2024

This Statement of Information was prepared on: 06/02/2025