

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

112/18 Lomandra Drive, Clayton South Vic 3169

Indicative selling price

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

Range between \$440,000 & \$470,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Clayton South

Period - From 22/03/2024

to 21/03/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	312/18 Lomandra Dr CLAYTON SOUTH 3169	\$470,000	10/02/2025
2	204/16 Lomandra Dr CLAYTON SOUTH 3169	\$450,000	29/11/2024
3	118/16 Lomandra Dr CLAYTON SOUTH 3169	\$445,000	27/12/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

22/03/2025 16:48



2 1 1

Property Type: Apartment

Agent Comments

Built around 2019. Body corp fees approx \$3251 PA. Council rate approx. \$1120 PA. Potential rental \$600 PW.

Indicative Selling Price

\$440,000 - \$470,000

Median Unit Price

22/03/2024 - 21/03/2025: \$640,000

Comparable Properties

312/18 Lomandra Dr CLAYTON SOUTH 3169 (VG)

Agent Comments

2 - -

Price: \$470,000

Method: Sale

Date: 10/02/2025

Property Type: Flat/Unit/Apartment (Res)

204/16 Lomandra Dr CLAYTON SOUTH 3169 (VG)

Agent Comments

2 - -

Price: \$450,000

Method: Sale

Date: 29/11/2024

Property Type: Flat/Unit/Apartment (Res)



118/16 Lomandra Dr CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

2 1 1

Price: \$445,000

Method: Private Sale

Date: 27/12/2023

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707