

## 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

204/20 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$932,000

Property type

Other

Suburb

Clayton South

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

3/8-10 BROWNS ROAD CLAYTON VIC 3168	\$469,000	12-Dec-24
208/11 RENVER ROAD CLAYTON VIC 3168	\$455,000	31-Jan-25
25/24 BURTON AVENUE CLAYTON VIC 3168	\$490,000	24-Jan-25

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: 03 March 2025



**3/8-10 BROWNS ROAD CLAYTON  
VIC 3168**

2 1 2

Sold Price

**\$469,000**

Sold Date

**12-Dec-24**

Distance

**1.11km**



**208/11 RENVER ROAD CLAYTON  
VIC 3168**

2 1 1

Sold Price

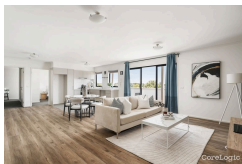
<sup>RS</sup> **\$455,000**

Sold Date

**31-Jan-25**

Distance

**2.01km**



**25/24 BURTON AVENUE CLAYTON  
VIC 3168**

2 1 -

Sold Price

<sup>RS</sup> **\$490,000**

Sold Date

**24-Jan-25**

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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