

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	102/10 Lomandra Drive Clayton South, 3169
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Indicative selling price

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

Single price	\$530,000
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Median sale price

Median price	\$532,500	Property Type	UNIT	Suburb	CLAYTON SOUTH
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Period - From	01-Nov-2023	to	31-Oct-2024	Source	REA
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Comparable property sales

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	G03/16 Lomandra Drive, Clayton South	\$550,000	21-Jun-2024
2	G10/16 Lomandra Drive, Clayton South	\$588,000	24-Jul-2024
3	704/2 Connam Avenue, Clayton	\$542,800	28-Aug-2024

This statement of information was prepared on 01-Jul-2025 at 2:43:59 PM AEST