

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

103/18 LOMANDRA DRIVE 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2024

to

31 Aug 2025

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

405/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	523000	13-May-25
208/2 MAIN ROAD CLAYTON SOUTH VIC 3169	540000	02-Sep-25
1008/864 BLACKBURN ROAD CLAYTON VIC 3168	525000	15-Aug-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: 20 September 2025

**405/18 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

 2  2  1

Sold Price

523000 Sold Date **13-May-25**

Distance

-



**208/2 MAIN ROAD CLAYTON
SOUTH VIC 3169**

 2  2  -

Sold Price

^{RS} **540000** Sold Date **02-Sep-25**

Distance

0.16km



**1008/864 BLACKBURN ROAD
CLAYTON VIC 3168**

 2  2  -

Sold Price

525000 Sold Date **15-Aug-25**

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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