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	112/18 Lomandra Drive, Clayton South Vic 3169
Including suburb or	·
locality and postcode	

Indicative selling price

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

Range between \$440,000 & \$470,000	Range between	\$440,000	&	\$470,000
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Median sale price

Median price	\$640,000	Pro	perty Type U	nit		Suburb	Clayton South
Period - From	22/03/2024	to	21/03/2025	So	urce	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

Add	dress 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 comparableproperties 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













Property Type: Apartment Agent Comments

Indicative Selling Price \$440,000 - \$470,000 Median Unit Price 22/03/2024 - 21/03/2025: \$640,000

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

Comparable Properties

312/18 Lomandra Dr CLAYTON SOUTH 3169 (VG)

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2





Agent Comments

Price: \$470,000 Method: Sale Date: 10/02/2025

Property Type: Flat/Unit/Apartment (Res)

204/16 Lomandra Dr CLAYTON SOUTH 3169 (VG)

2







Agent Comments

Agent Comments

Price: \$450,000 Method: Sale Date: 29/11/2024

Property Type: Flat/Unit/Apartment (Res)

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

2





3

Price: \$445,000 **Method:** Private Sale **Date:** 27/12/2023

Property Type: Apartment

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





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