

## 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

208/2 MAIN ROAD CLAYTON SOUTH VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$571,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Jun 2024

to

31 May 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

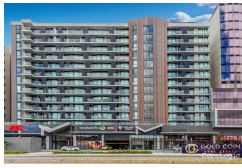
Date of sale

313/868 BLACKBURN ROAD CLAYTON VIC 3168	\$550,000	28-Jan-25
304/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$515,000	24-Apr-25
210/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$500,000	19-Mar-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: 19 June 2025



**313/868 BLACKBURN ROAD  
CLAYTON VIC 3168**

 2  2  1

Sold Price **\$550,000** Sold Date **28-Jan-25**

Distance **1.56km**



**304/18 LOMANDRA DRIVE  
CLAYTON SOUTH VIC 3169**

 2  2  -

Sold Price <sup>RS</sup> **\$515,000** Sold Date **24-Apr-25**

Distance **0.16km**



**210/16 LOMANDRA DRIVE  
CLAYTON SOUTH VIC 3169**

 2  2  -

Sold Price **\$500,000** Sold Date **19-Mar-25**

Distance **0.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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