

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

304/18 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Apr 2024

to

31 Mar 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

210/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$500,000	27-Mar-25
804/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$515,000	25-Nov-24
G09/2 MAIN ROAD CLAYTON SOUTH VIC 3169	\$520,000	30-Oct-24

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: 10 April 2025



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

2 2 -

Sold Price

^{RS}

\$500,000

Sold Date

27-Mar-25

Distance

0.05km



**804/1408 CENTRE ROAD
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price

\$515,000

Sold Date

25-Nov-24

Distance

0.06km



**G09/2 MAIN ROAD CLAYTON
SOUTH VIC 3169**

2 2 1

Sold Price

\$520,000

Sold Date

30-Oct-24

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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