

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

312/1408 CENTRE ROAD 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

\$460,000

&

\$490,000

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

304/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$515,000	24-Apr-25
312/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$470,000	10-Feb-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



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

2 2 -

Sold Price

^{RS}

\$515,000

Sold Date

24-Apr-25

Distance

0.06km



**312/18 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

2 1 -

Sold Price

\$470,000

Sold Date

10-Feb-25

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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