

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

314/16 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Oct 2024

to

30 Sep 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

401/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$365,000	31-Jul-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: 03 October 2025



401/1408 CENTRE ROAD CLAYTON Sold Price
SOUTH VIC 3169

\$365,000 Sold Date **31-Jul-25**

 1  1  1

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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