

## 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

411/20 LOMANDRA DRIVE 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

\$450,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$579,750

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2024

to

30 Apr 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

LOT 311/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$500,000	21-Jan-25
112/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$445,000	03-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: 09 May 2025



**LOT 311/1408 CENTRE ROAD  
CLAYTON SOUTH VIC 3169**

 2  1  1

Sold Price

<sup>RS</sup>

**\$500,000**

Sold Date

**21-Jan-25**

Distance

**0.03km**



**112/18 LOMANDRA DRIVE  
CLAYTON SOUTH VIC 3169**

 2  1  1

Sold Price

**\$445,000**

Sold Date

**03-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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