

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

G05/20 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Jul 2024

to

30 Jun 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

| | | |
|--|-----------|-----------|
| 304/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169 | \$515,000 | 16-Apr-25 |
| 405/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169 | \$523,000 | 13-May-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: 24 July 2025



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

 2  2  1

Sold Price **\$515,000** Sold Date **16-Apr-25**

Distance **0.06km**



**405/18 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

 2  2  1

Sold Price **\$523,000** Sold Date **13-May-25**

Distance **0.06km**



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

 2  2  1

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

Distance **0.11km**

RS = Recent sale **UN** = Undisclosed Sale

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