

## 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

311/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$405,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$678,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Jul 2025

to

30 Jun 2026

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| G14/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169 | \$375,000 | 09-Apr-26 |
| 212/2 MAIN ROAD CLAYTON SOUTH VIC 3169       | \$370,000 | 01-Jul-26 |
|                                              |           |           |

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 July 2026


**G14/18 LOMANDRA DRIVE  
CLAYTON SOUTH VIC 3169**
 1
 1
 1

Sold Price

<sup>RS</sup>
**\$375,000**

Sold Date

**09-Apr-26**

Distance

**0.05km**


212/2 Main Rd, Clayton South VIC 3169

**212/2 MAIN ROAD CLAYTON  
SOUTH VIC 3169**
 1
 1
 1

Sold Price

<sup>RS</sup>
**\$370,000**

Sold Date

**01-Jul-26**

Distance

**0.12km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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