

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2025

to

31 Aug 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	25-Mar-26
212/2 MAIN ROAD CLAYTON SOUTH VIC 3169	\$370,000	11-Jun-26
211/2 MAIN ROAD CLAYTON SOUTH VIC 3169	\$361,000	07-Sep-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 September 2026


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

Sold Price **\$375,000** Sold Date **25-Mar-26**

Distance **0.05km**

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

Sold Price **\$370,000** Sold Date **11-Jun-26**

Distance **0.12km**

**211/2 MAIN ROAD CLAYTON
SOUTH VIC 3169**
 1  1  -

Sold Price ^{RS} **\$361,000** Sold Date **07-Sep-26**

Distance **0.12km**
RS = Recent sale

UN = Undisclosed Sale

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