

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

109/18 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,125

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2025

to

30 Apr 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

101/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$502,000	13-Dec-25
304/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	-	21-Mar-26
206/2 MAIN ROAD CLAYTON SOUTH VIC 3169	\$580,000	11-Mar-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: 11 May 2026



**101/18 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price **\$502,000** Sold Date **13-Dec-25**

Distance **0km**



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

2 2 1

Sold Price - Sold Date **21-Mar-26**

Distance **0km**



**206/2 MAIN ROAD CLAYTON
SOUTH VIC 3169**

2 2 1

Sold Price **\$580,000** Sold Date **11-Mar-26**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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