

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
110/20 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 \$480,000 & \$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$639,000 Property type Unit Suburb Clayton South
Period-from 01 Feb 2025 to 31 Jan 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
210/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	482000	02-Oct-25
411/20 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	435000	29-Aug-25
14/24 BURTON AVENUE CLAYTON VIC 3168	460000	19-Aug-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: 07 February 2026



210/18 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169

2 1 1

Sold Price

482000 Sold Date **02-Oct-25**

Distance **0.06km**



411/20 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169

2 1 1

Sold Price

435000 Sold Date **29-Aug-25**

Distance **-**



14/24 BURTON AVENUE CLAYTON Sold Price
VIC 3168

2 1 1

460000 Sold Date **19-Aug-25**

Distance **0.82km**

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

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