

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

208/2 MAIN ROAD 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

\$585,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Aug 2024

to

31 Jul 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: 10 August 2025



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

2 2 1

Sold Price

\$515,000

Sold Date

16-Apr-25

Distance

0.16km



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

2 2 1

Sold Price

\$523,000

Sold Date

13-May-25

Distance

0.16km



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

2 2 1

Sold Price

\$500,000

Sold Date

19-Mar-25

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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