

## 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

208/3 ORCHID STREET 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

\$700,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Jun 2025

to

31 May 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

602/20 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$688,000	25-Feb-26
302/20 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$735,000	22-Jan-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: 30 June 2026



**602/20 LOMANDRA DRIVE  
CLAYTON SOUTH VIC 3169**

 3  2  2

Sold Price **\$688,000** Sold Date **25-Feb-26**

Distance **0.21km**



**302/20 LOMANDRA DRIVE  
CLAYTON SOUTH VIC 3169**

 3  -  -

Sold Price **\$735,000** Sold Date **22-Jan-26**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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