

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Jul 2025

to

30 Jun 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
1018/2 CONNAM AVENUE CLAYTON VIC 3168	\$688,000	12-Jun-26
G06/1451-1453 CENTRE ROAD CLAYTON VIC 3168	\$532,000	11-Jul-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: 24 July 2026



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

3 2 2

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

Distance **0.21km**



**1018/2 CONNAM AVENUE
CLAYTON VIC 3168**

3 2 1

Sold Price ^{RS} **\$688,000** Sold Date **12-Jun-26**

Distance **1.61km**



**G06/1451-1453 CENTRE ROAD
CLAYTON VIC 3168**

3 2 1

Sold Price ^{RS} **\$532,000** ^{UN} Sold Date **11-Jul-26**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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