

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

101/18 Lomandra Drive, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price

\$641,000

Property Type

Unit

Suburb

Clayton South

Period - From

14/08/2024

to

13/08/2025

Source

Property Data

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 six 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
1	405/18 Lomandra Dr CLAYTON SOUTH 3169	\$523,000	13/05/2025
2	304/18 Lomandra Dr CLAYTON SOUTH 3169	\$515,000	16/04/2025
3	1/18 Lomandra Dr CLAYTON SOUTH 3169	\$522,000	25/03/2025

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 six months.~~

This Statement of Information was prepared on:

14/08/2025 15:34



Peter Liu
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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
14/08/2024 - 13/08/2025: \$641,000

Comparable Properties

405/18 Lomandra Dr CLAYTON SOUTH 3169 (VG)

Agent Comments

2 - -

Price: \$523,000
Method: Sale
Date: 13/05/2025
Property Type: Flat/Unit/Apartment (Res)

304/18 Lomandra Dr CLAYTON SOUTH 3169 (VG)

Agent Comments

2 - -

Price: \$515,000
Method: Sale
Date: 16/04/2025
Property Type: Flat/Unit/Apartment (Res)

1/18 Lomandra Dr CLAYTON SOUTH 3169 (VG)

Agent Comments

2 - -

Price: \$522,000
Method: Sale
Date: 25/03/2025
Property Type: Strata Unit/Flat

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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