

## 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

407/3 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	\$500,000	&	\$550,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$637,750	Property type	Unit	Suburb	Clayton South
Period-from	01 Jan 2025	to	31 Dec 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
208/2 MAIN ROAD CLAYTON SOUTH VIC 3169	\$540,000	18-Aug-25
305/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$510,000	10-Sep-25
103/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$510,000	31-Oct-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: 20 January 2026



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**208/2 MAIN ROAD CLAYTON  
SOUTH VIC 3169**

2 2 -

Sold Price

**\$540,000** Sold Date **18-Aug-25**

Distance **0km**



**305/16 LOMANDRA DRIVE  
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price

**\$510,000** Sold Date **10-Sep-25**

Distance **0.1km**



**103/18 LOMANDRA DRIVE  
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price

**\$510,000** Sold Date **31-Oct-25**

Distance **0.16km**

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

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