

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

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



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

 2
  2
  -

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

Distance **0km**

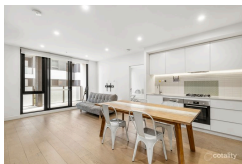


**305/16 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

 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 ^{RS} **\$510,000** Sold Date **31-Oct-25**

Distance **0.16km**

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

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