# 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<br>Including suburb and postcode | 304/16 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 & $540,000

## Median sale price

Median price $645,000 Property Type Unit Suburb Clayton South

Period - From 05/11/2025 to 04/05/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 101/18 Lomandra Drive Clayton South VIC 3169 | $502,000 | 13/12/2025 |
| 710/868 Blackburn Road Clayton VIC 3168 | $500,000 | 02/01/2026 |
| 407/3 Orchid Street Clayton South VIC 3169 | $530,000 | 04/03/2026 |

This Statement of Information was prepared on: 05/05/2026