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	LG05/2 MAIN ROAD 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	$655,125	Property type	Unit	Suburb	Clayton South
Period-from	01 May 2025	to	30 Apr 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
206/2 MAIN ROAD CLAYTON SOUTH VIC 3169	$580,000	11-Mar-26
407/3 ORCHID STREET CLAYTON SOUTH VIC 3169	$530,000	04-Mar-26
201/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	$560,000	22-Feb-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: 07 May 2026

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206/2 MAIN ROAD CLAYTON SOUTH VIC 3169

2 2 1

Sold Price **$580,000** Sold Date **11-Mar-26**

Distance **0km**



407/3 ORCHID STREET CLAYTON SOUTH VIC 3169

2 2 1

Sold Price RS **$530,000** Sold Date **04-Mar-26**

Distance **0km**



201/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169

2 2 1

Sold Price **$560,000** Sold Date **22-Feb-26**

Distance **0.1km**



105/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169

2 2 -

Sold Price **$575,000** Sold Date **07-Jan-26**

Distance **0.21km**



101/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169

2 2 1

Sold Price **$502,000** Sold Date **13-Dec-25**

Distance **0.16km**

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

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