Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	102/10 Lomandra Drive Clayton South, 3169

Indicative selling price

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

Single price	$530,000

Median sale price

Median price	$532,500	Property Type	UNIT	Suburb	CLAYTON SOUTH
Period - From	01-Nov-2023	to	31-Oct-2024	Source	REA

Comparable property sales

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	704/2 Connam Avenue, Clayton	$542,800	28-Aug-2024
2	G03/16 Lomandra Drive, Clayton South	$550,000	21-Jun-2024
3	G10/16 Lomandra Drive, Clayton South	$588,000	24-Jul-2024

This statement of information was prepared on 16-Oct-2025 at 2:35:22 PM AEDT