

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

41 Leonard Close, Clarinda Vic 3169

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,101,000

Property Type House

Suburb Clarinda

Period - From 19/08/2024

to 18/08/2025

Source Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	19 Merlyn Av CLAYTON SOUTH 3169	\$969,369	02/08/2025
2	54 Sylvander St CLAYTON SOUTH 3169	\$955,000	21/06/2025
3	9 Kitson Rd CLAYTON SOUTH 3169	\$936,000	05/04/2025

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 six months.~~

This Statement of Information was prepared on:

19/08/2025 14:36

Michael Renzella

03 9568 2000

0400 105 005

michael.renzella@raywhite.com

Indicative Selling Price

\$880,000 - \$960,000

Median House Price

19/08/2024 - 18/08/2025: \$1,101,000



Property Type: House

Land Size: 545 sqm approx

Agent Comments

Comparable Properties



19 Merlyn Av CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$969,369

Method: Private Sale

Date: 02/08/2025

Property Type: House

Land Size: 585 sqm approx



54 Sylvander St CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$955,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 534 sqm approx



9 Kitson Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$936,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 530 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222