

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

15 Tammany Drive, Clarinda Vic 3169

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,115,500

Property Type House

Suburb Clarinda

Period - From 01/10/2024

to 30/09/2025

Source REIV

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 Dalbeattie Dr CLARINDA 3169	\$840,000	20/06/2025
2	7 Tully Rd CLARINDA 3169	\$850,000	12/05/2025
3	63 Glenelg Dr CLAYTON SOUTH 3169	\$895,000	10/05/2025

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:

29/10/2025 13:24



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending September 2025: \$1,115,500

Comparable Properties

19 Dalbeattie Dr CLARINDA 3169 (VG)

Agent Comments



Price: \$840,000
Method: Sale
Date: 20/06/2025
Property Type: House (Res)
Land Size: 532 sqm approx



7 Tully Rd CLARINDA 3169 (VG)

Agent Comments



Price: \$850,000
Method: Sale
Date: 12/05/2025
Property Type: House (Res)
Land Size: 534 sqm approx



63 Glenelg Dr CLAYTON SOUTH 3169 (VG)

Agent Comments



Price: \$895,000
Method: Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 542 sqm approx

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