

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

12 Bodley Street, Clarinda Vic 3169

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,072,000 Property Type House Suburb Clarinda

Period - From 17/03/2025 to 16/03/2026 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	16 Glenelg Dr CLAYTON SOUTH 3169	\$1,140,000	16/02/2026
2	19 Meppel Dr CLAYTON SOUTH 3169	\$990,000	12/02/2026
3	180 Bourke Rd CLARINDA 3169	\$975,000	08/10/2025

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: 17/03/2026 11:42



Property Type: House

Land Size: 546 sqm approx

Agent Comments

Comparable Properties



16 Glenelg Dr CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$1,140,000

Method: Private Sale

Date: 16/02/2026

Property Type: House



19 Meppel Dr CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 12/02/2026

Property Type: House



180 Bourke Rd CLARINDA 3169 (REI/VG)

Agent Comments



Price: \$975,000

Method: Sold Before Auction

Date: 08/10/2025

Property Type: House (Res)

Land Size: 531 sqm approx