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 $900,000 & $990,000

Median sale price

Median price $1,113,500 Property Type House Suburb Clarinda

Period - From 09/04/2025 to 08/04/2026 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	26 Fairbank Rd CLAYTON SOUTH 3169	$940,000	17/11/2025

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: 09/04/2026 16:50

12 Bodley Street, Clarinda Vic 3169

Michael Renzella
03 9568 2000
0400 105 005
michael.renzella@raywhite.com



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
09/04/2025 - 08/04/2026: $1,113,500

Comparable Properties



16 Glenelg Dr CLAYTON SOUTH 3169 (REI/VG)

4 2 5

Price: $1,140,000
Method: Private Sale
Date: 16/02/2026
Property Type: House
Land Size: 628 sqm approx

Agent Comments



19 Meppel Dr CLAYTON SOUTH 3169 (REI/VG)

4 1 4

Price: $990,000
Method: Private Sale
Date: 12/02/2026
Property Type: House
Land Size: 565 sqm approx

Agent Comments



26 Fairbank Rd CLAYTON SOUTH 3169 (REI/VG)

4 2 3

Price: $940,000
Method: Private Sale
Date: 17/11/2025
Property Type: House
Land Size: 534 sqm approx

Agent Comments

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