

# 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 46 Elder Street, Clarinda Vic 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,200,000

### 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	50 Cleary Ct CLAYTON SOUTH 3169	\$1,026,000	21/09/2025
2	6 Montrose St OAKLEIGH SOUTH 3167	\$1,051,000	13/09/2025
3	4 Dalbeattie Dr CLARINDA 3169	\$1,025,000	13/09/2025

**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:

07/10/2025 15:50



3   1   2

**Property Type:** House (Res)

**Land Size:** 627 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000

**Median House Price**

Year ending September 2025: \$1,115,500

## Comparable Properties



**50 Cleary Ct CLAYTON SOUTH 3169 (REI)**

Agent Comments

3   1   2

**Price:** \$1,026,000

**Method:** Auction Sale

**Date:** 21/09/2025

**Property Type:** House (Res)

**Land Size:** 534 sqm approx



**6 Montrose St OAKLEIGH SOUTH 3167 (REI)**

Agent Comments

3   1   2

**Price:** \$1,051,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 534 sqm approx



**4 Dalbeattie Dr CLARINDA 3169 (REI)**

Agent Comments

3   1   2

**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 533 sqm approx

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