

# 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

14 Clarinda Road, Clarinda, Vic 3169

### Indicative selling price

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

range between

\$890,000

&

\$950,000

### Median sale price

Median price

\$1,052,500

Property type

House

Suburb

Clarinda

Period - From

01/06/2025

to

31/05/2026

Source



### 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 Melosa Avenue, Clayton South, VIC 3169	\$900,000	28/03/2026
24 Bemboka Avenue, Clayton South, VIC 3169	\$950,000	04/04/2026
52 Davanzo Avenue, Clarinda, VIC 3169	\$951,000	18/04/2026

**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: 11/06/2026