

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

19 Sundowner Avenue, 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 \$1,020,000 Property Type House Suburb Clarinda

Period - From 30/07/2025 to 29/07/2026 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	2 Rosella Av CLARINDA 3169	\$912,000	19/06/2026
2	7 Bodley St CLARINDA 3169	\$839,000	28/05/2026
3	1 Melosa Av CLAYTON SOUTH 3169	\$900,000	28/03/2026

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:

30/07/2026 13:56



Property Type: House (Previously Occupied - Detached)
Land Size: 530 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 30/07/2025 - 29/07/2026: \$1,020,000

Comparable Properties



2 Rosella Av CLARINDA 3169 (REI)

Agent Comments



Price: \$912,000
Method: Private Sale
Date: 19/06/2026
Property Type: House
Land Size: 542 sqm approx



7 Bodley St CLARINDA 3169 (REI)

Agent Comments



Price: \$839,000
Method: Private Sale
Date: 28/05/2026
Property Type: House
Land Size: 536 sqm approx



1 Melosa Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$900,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 534 sqm approx

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