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 $780,000 & $850,000

Median sale price

Median price $1,036,000 Property Type House Suburb Clarinda

Period - From 18/08/2025 to 17/08/2026 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	41 Glenelg Dr CLAYTON SOUTH 3169	$895,000	04/07/2026
2	36 Kitson Rd CLAYTON SOUTH 3169	$895,000	13/06/2026
3	7 Bodley St CLARINDA 3169	$839,000	28/05/2026

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: 18/08/2026 12:41

19 Sundowner Avenue, Clarinda Vic 3169

Michael Renzella
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3 1 2

Property Type: House
Land Size: 530 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median House Price
18/08/2025 - 17/08/2026: $1,036,000

Comparable Properties

41 Glenelg Dr CLAYTON SOUTH 3169 (REI/VG)

3 1 4

Price: $895,000
Method: Auction Sale
Date: 04/07/2026
Property Type: House (Res)
Land Size: 537 sqm approx

Agent Comments

36 Kitson Rd CLAYTON SOUTH 3169 (REI)

3 1 2

Price: $895,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments



7 Bodley St CLARINDA 3169 (REI)

3 1 4

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

Agent Comments

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