

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

24 Cooida Crescent, Clarinda Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$950,000

Median sale price

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

Period - From 20/08/2025 to 19/08/2026 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	54 Bunney Rd CLARINDA 3169	\$925,000	05/06/2026
2			
3			

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.~~

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3 1 2

Rooms: 4
Property Type: House
Land Size: 544 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
20/08/2025 - 19/08/2026: \$1,036,000

Comparable Properties

54 Bunney Rd CLARINDA 3169 (VG)

Agent Comments

3 - -

Price: \$925,000
Method: Sale
Date: 05/06/2026
Property Type: House (Res)
Land Size: 533 sqm approx

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.



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