

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

100 Springs Road, Clarinda Vic 3169

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,025,000 Property Type House Suburb Clarinda

Period - From 10/09/2025 to 09/09/2026 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	13 Rosewall PI CLARINDA 3169	\$905,000	08/05/2026
2	9 Botany Ct CLARINDA 3169	\$1,111,000	18/04/2026
3	4 Christopher Ct CLARINDA 3169	\$1,050,000	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:

10/09/2026 13:42



4
 2
 2

Property Type: House (Res)

Land Size: 533 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

10/09/2025 - 09/09/2026: \$1,025,000

Comparable Properties



13 Rosewall PI CLARINDA 3169 (REI/VG)

Agent Comments

4
 2
 2

Price: \$905,000

Method: Sold Before Auction

Date: 08/05/2026

Property Type: House (Res)

Land Size: 539 sqm approx



9 Botany Ct CLARINDA 3169 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,111,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 635 sqm approx



4 Christopher Ct CLARINDA 3169 (REI/VG)

Agent Comments

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 3
 2

Price: \$1,050,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 536 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222