

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

7 Allwen Court, Clarinda Vic 3169

Indicative selling price

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

Range between \$830,000

&

\$880,000

Median sale price

Median price \$1,031,000

Property Type House

Suburb Clarinda

Period - From 21/09/2025

to

20/09/2026

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	19 Sundowner Av CLARINDA 3169	\$835,000	22/08/2026
2	41 Glenelg Dr CLAYTON SOUTH 3169	\$895,000	04/07/2026
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:

21/09/2026 14:50



Peter Liu
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Property Type:
Agent Comments

Indicative Selling Price
\$830,000 - \$880,000
Median House Price
21/09/2025 - 20/09/2026: \$1,031,000

Comparable Properties

19 Sundowner Av CLARINDA 3169 (REI)

Agent Comments



Price: \$835,000
Method: Auction Sale
Date: 22/08/2026
Property Type: House (Res)
Land Size: 526 sqm approx

41 Glenelg Dr CLAYTON SOUTH 3169 (REI)

Agent Comments



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

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



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