

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

48 Crawford Road, Clarinda Vic 3169

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,095,000

Property Type House

Suburb Clarinda

Period - From 01/01/2025

to

31/03/2025

Source REIV

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	31 Sundowner Av CLARINDA 3169	\$1,350,000	22/03/2025
2	57 Crawford Rd CLARINDA 3169	\$1,095,000	19/02/2025
3	44 Elder St CLARINDA 3169	\$1,150,000	16/11/2024

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:

16/04/2025 11:16



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Property Type: House (Previously Occupied - Detached)
Land Size: 920 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
March quarter 2025: \$1,095,000

Comparable Properties

31 Sundowner Av CLARINDA 3169 (REI)

Agent Comments



Price: \$1,350,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)



57 Crawford Rd CLARINDA 3169 (REI/VG)

Agent Comments



Price: \$1,095,000
Method: Sold Before Auction
Date: 19/02/2025
Property Type: House (Res)
Land Size: 698 sqm approx



44 Elder St CLARINDA 3169 (VG)

Agent Comments



Price: \$1,150,000
Method: Sale
Date: 16/11/2024
Property Type: Development Site (Res)
Land Size: 909 sqm approx

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



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