

# 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](https://consumer.vic.gov.au/underquoting)

Range between \$1,195,000

&

\$1,310,000

### Median sale price

Median price \$1,050,000

Property Type House

Suburb Clarinda

Period - From 29/04/2024

to

28/04/2025

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	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:

29/04/2025 21:18



4 1 8

**Property Type:** House  
**Land Size:** 919 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,195,000 - \$1,310,000  
**Median House Price**  
29/04/2024 - 28/04/2025: \$1,050,000

## Comparable Properties

**31 Sundowner Av CLARINDA 3169 (REI)**

**Agent Comments**

4 3 4

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



**57 Crawford Rd CLARINDA 3169 (REI/VG)**

**Agent Comments**

3 2 2

**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**

3 - -

**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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