

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

1/38 MELALEUCA DRIVE CLARINDA VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$791,500

Property type

Unit

Suburb

Clarinda

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

2/2 MANOON ROAD CLAYTON SOUTH VIC 3169	\$930,000	16-Aug-25
1/39 EULINGA ROAD CLARINDA VIC 3169	\$930,000	16-Aug-25
6 PENN STREET CLAYTON VIC 3168	\$888,888	13-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 22 October 2025



2/2 MANOON ROAD CLAYTON SOUTH VIC 3169

3 2 2

Sold Price

^{RS}

\$930,000

Sold Date

16-Aug-25

Distance

0.37km



1/39 EULINGA ROAD CLARINDA VIC 3169

3 2 2

Sold Price

Sold Date

16-Aug-25

Distance

0.66km



6 PENN STREET CLAYTON VIC 3168

3 2 1

Sold Price

^{RS}

\$888,888

Sold Date

13-Sep-25

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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