

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

10 Bodley Street, Clarinda Vic 3169

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,115,500

Property Type House

Suburb Clarinda

Period - From 01/10/2024

to 30/09/2025

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	7 Kitson Rd CLAYTON SOUTH 3169	\$1,120,000	18/10/2025
2	52 Dowling Rd OAKLEIGH SOUTH 3167	\$1,220,000	08/09/2025
3	1 Poulter Cr CLARINDA 3169	\$1,170,000	19/07/2025

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:

31/10/2025 17:52



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 2
 3

Property Type: House (Res)

Land Size: 794 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending September 2025: \$1,115,500

Comparable Properties



7 Kitson Rd CLAYTON SOUTH 3169 (REI)

Agent Comments

5
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 2

Price: \$1,120,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House

Land Size: 540 sqm approx



52 Dowling Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

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Price: \$1,220,000

Method: Private Sale

Date: 08/09/2025

Property Type: House

Land Size: 527 sqm approx



1 Poulter Cr CLARINDA 3169 (REI/VG)

Agent Comments

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 2
 2

Price: \$1,170,000

Method: Auction Sale

Date: 19/07/2025

Property Type: House

Land Size: 530 sqm approx

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