

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

11 Melaleuca Drive, Clarinda Vic 3169

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,108,500 Property Type House Suburb Clarinda

Period - From 27/09/2024 to 26/09/2025 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	1/9 Dunstan St CLAYTON 3168	\$950,000	28/06/2025
2	54 Sylvander St CLAYTON SOUTH 3169	\$955,000	21/06/2025
3	3 Maltarra St CLAYTON SOUTH 3169	\$900,000	17/05/2025

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:

27/09/2025 09:08



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Indicative Selling Price

\$880,000 - \$950,000

Median House Price

27/09/2024 - 26/09/2025: \$1,108,500



3 1 2

Property Type: House (Res)

Land Size: 597 sqm approx

Agent Comments

Comparable Properties



1/9 Dunstan St CLAYTON 3168 (REI/VG)

Agent Comments

3 1 2

Price: \$950,000

Method: Auction Sale

Date: 28/06/2025

Property Type: Unit

Land Size: 288 sqm approx



54 Sylvander St CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

3 1 2

Price: \$955,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 534 sqm approx



3 Maltarra St CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

3 2 2

Price: \$900,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 325 sqm approx

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



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