

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

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| 12 Clarendon Close, Strathfieldsaye, Victoria 3551 |
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Indicative selling price

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

Single price

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|--------------|
| \$875,000.00 |
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Median sale price

| | | | | | |
|---------------|--------------|---------------|------------------------------------|--------|-----------------|
| Median price | \$795,000.00 | Property Type | Residential - Fully Detached House | Suburb | Strathfieldsaye |
| Period - From | 31 Dec 2025 | To | 30 Mar 2026 | Source | Valocity |

12 Clarendon Close, Strathfieldsaye, Victoria 3551



Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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. 6 Hampshire Place, Strathfieldsaye, Victoria 3551 | \$870,000.00 | 27 Nov 2025 |
| 2. 2 Battunga Court, Strathfieldsaye, Victoria 3551 | \$860,000.00 | 19 May 2025 |
| 3. 15 Hanover Place, Strathfieldsaye, Victoria 3551 | \$865,000.00 | 5 Aug 2025 |

This Statement of Information was prepared on:

27 Jan 2026