

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

32B Bunney Road, Clarinda Vic 3169

Indicative selling price

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

Range between \$800,000

&

\$880,000

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	16 Melosa Av CLAYTON SOUTH 3169	\$1,000,000	11/10/2025
2	39a Luntar Rd OAKLEIGH SOUTH 3167	\$870,000	09/07/2025
3	54 Sylvander St CLAYTON SOUTH 3169	\$955,000	21/06/2025

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:

27/10/2025 16:11

32B Bunney Road, Clarinda Vic 3169



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending September 2025: \$1,115,500

Comparable Properties



16 Melosa Av CLAYTON SOUTH 3169 (REI) Agent Comments



Price: \$1,000,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 534 sqm approx



39a Luntar Rd OAKLEIGH SOUTH 3167 (REI) Agent Comments



Price: \$870,000
Method: Sold Before Auction
Date: 09/07/2025
Property Type: House (Res)



54 Sylvander St CLAYTON SOUTH 3169 (REI) Agent Comments



Price: \$955,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 534 sqm approx

Account - Geoff Nixon RE | P: 03 9528 4422



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