

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

46 Elder Street, Clarinda Vic 3169

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,115,500

Property Type

House

Suburb

Clarinda

Period - From

01/07/2024

to

30/06/2025

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	66 Sylvander St CLAYTON SOUTH 3169	\$1,050,000	23/08/2025
2	1133 Centre Rd OAKLEIGH SOUTH 3167	\$1,002,000	17/07/2025
3	1067 Centre Rd OAKLEIGH SOUTH 3167	\$1,100,000	09/07/2025

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:

02/09/2025 12:46



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3 1 4

Property Type: House (Res)
Land Size: 627 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending June 2025: \$1,115,500

Comparable Properties



66 Sylvander St CLAYTON SOUTH 3169 (REI)

Agent Comments

4 1 2

Price: \$1,050,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 530 sqm approx

1133 Centre Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 2

Price: \$1,002,000
Method: Private Sale
Date: 17/07/2025
Property Type: House (Res)



1067 Centre Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 1

Price: \$1,100,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 669 sqm approx

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



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