

# 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](http://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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