

# 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

5/46 Tully Road, 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

\$750,000

&

\$825,000

### Median sale price

Median price

\$791,500

Property Type

Unit

Suburb

Clarinda

Period - From

13/04/2025

to

12/10/2025

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

- 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.

| Address of comparable property       | Price     | Date of sale |
|--------------------------------------|-----------|--------------|
| 4/31-33 Tully Road Clarinda VIC 3169 | \$785,000 | 31/07/2025   |
|                                      |           |              |
|                                      |           |              |

This Statement of Information was prepared on:

13/10/2025