

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7 Tully Road Clarinda, 3169
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Indicative selling price

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

Single price	\$865,000
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Median sale price

Median price	\$975,000	Property Type	HOUSE	Suburb	CLARINDA
Period - From	01-Mar-2024	to	28-Feb-2025	Source	Corelogic

Comparable property sales

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	5 Warsaw Court Clarinda VIC 3169	\$780,000	18-Dec-2024
2	43 Hunt Crescent Clarinda VIC 3169	\$880,000	24-Jan-2025
3	16 Tanya Court Clarinda VIC 3169	\$820,000	04-Dec-2024

This statement of information was prepared on 13-May-2025 at 9:09:37 AM AEST