

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

1/54 Clarinda Road, Clarinda Vic 3169

Indicative selling price

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

Range between \$790,000

&

\$850,000

Median sale price

Median price \$722,000

Property Type Unit

Suburb Clarinda

Period - From 15/04/2025

to

14/04/2026

Source Property Data

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	2/70 Harlington St CLAYTON 3168	\$800,000	21/03/2026
2	1/31 Springs Rd CLAYTON SOUTH 3169	\$750,000	27/01/2026
3	1/38 Melaleuca Dr CLARINDA 3169	\$900,500	23/11/2025

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:

15/04/2026 16:16

Jayden Irving

9593 4500

0405 522 149

JaydenIrving@jellisrcraig.com.au

Indicative Selling Price

\$790,000 - \$850,000

Median Unit Price

15/04/2025 - 14/04/2026: \$722,000



3 1 2

Property Type: Unit

Comparable Properties



2/70 Harlington St CLAYTON 3168 (REI)

Agent Comments

3 1 2

Price: \$800,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit

Land Size: 335 sqm approx



1/31 Springs Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

3 2 3

Price: \$750,000

Method: Sold Before Auction

Date: 27/01/2026

Property Type: Unit



1/38 Melaleuca Dr CLARINDA 3169 (REI/VG)

Agent Comments

3 2 2

Price: \$900,500

Method: Auction Sale

Date: 23/11/2025

Property Type: Unit

Land Size: 310 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604