

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

2/38 MELALEUCA DRIVE CLARINDA VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$935,000

&

\$1,028,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Clarinda

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

1/30 SPRINGS ROAD CLARINDA VIC 3169	\$1,062,000	11-Apr-26
4 GENTLE STREET CLAYTON VIC 3168	\$1,074,000	09-May-26
2/51 MARGARET STREET CLAYTON VIC 3168	\$1,018,000	23-May-26

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 6 months.~~

This Statement of Information was prepared on: 15 September 2026



**1/30 SPRINGS ROAD CLARINDA
VIC 3169**

Sold Price

\$1,062,000

Sold Date

11-Apr-26



3



2



2

Distance

0.31km



**4 GENTLE STREET CLAYTON VIC
3168**

Sold Price

\$1,074,000

Sold Date

09-May-26



3



2



2

Distance

0.79km



**2/51 MARGARET STREET CLAYTON
VIC 3168**

Sold Price

\$1,018,000

Sold Date

23-May-26



3



2



2

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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