

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

7/31-33 TULLY ROAD 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

\$720,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$791,500

Property type

Unit

Suburb

Clarinda

Period-from

01 Aug 2024

to

31 Jul 2025

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

5/24 NEWPORT ROAD CLAYTON SOUTH VIC 3169	720000	09-Apr-25
3/38 MANOON ROAD CLAYTON SOUTH VIC 3169	758000	14-Jun-25
2/4 KIMBARRA STREET CLAYTON SOUTH VIC 3169	721000	01-Jul-25

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: 30 August 2025



**5/24 NEWPORT ROAD CLAYTON
SOUTH VIC 3169**

Sold Price

720000

Sold Date **09-Apr-25**

 2  1  1

Distance **1.56km**



**3/38 MANOON ROAD CLAYTON
SOUTH VIC 3169**

Sold Price

758000

Sold Date **14-Jun-25**

 1  1  1

Distance **1.82km**



**2/4 KIMBARRA STREET CLAYTON
SOUTH VIC 3169**

Sold Price

721000

Sold Date **01-Jul-25**

 2  2  1

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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