

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

1/4 SPRINGS 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Clarinda

Period-from

01 Jul 2025

to

30 Jun 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

1/54 CLARINDA ROAD CLARINDA VIC 3169	\$805,000	09-May-26
2/1 BOREE AVENUE CLARINDA VIC 3169	\$950,000	06-Feb-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: 06 July 2026



**1/54 CLARINDA ROAD CLARINDA
VIC 3169**

Sold Price

^{RS} **\$805,000** ^{UN}

Sold Date **09-May-26**

3 1 2

Distance **0.92km**



**2/1 BOREE AVENUE CLARINDA VIC
3169**

Sold Price

\$950,000

Sold Date **06-Feb-26**

- - 1

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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