

## 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

13 ROSEWALL PLACE CLARINDA VIC 3169

### Indicative selling price

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

Single Price

\$905,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,095,000

Property type

House

Suburb

Clarinda

Period-from

01 May 2025

to

30 Apr 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

9 VINEY STREET CLARINDA VIC 3169	\$1,085,000	01-Jan-26
46 DAVANZO AVENUE CLARINDA VIC 3169	\$950,000	15-Apr-26
12 BODLEY STREET CLARINDA VIC 3169	\$970,000	18-Apr-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: 04 May 2026



**9 VINEY STREET CLARINDA VIC 3169**

Sold Price

<sup>RS</sup> **\$1,085,000**

Sold Date

**01-Jan-26**

4 2 3

Distance

**0.38km**



**46 DAVANZO AVENUE CLARINDA VIC 3169**

Sold Price

<sup>RS</sup> **\$950,000**

Sold Date

**15-Apr-26**

4 1 2

Distance

**0.88km**



**12 BODLEY STREET CLARINDA VIC 3169**

Sold Price

<sup>RS</sup> **\$970,000**

Sold Date

**18-Apr-26**

4 2 2

Distance

**1.08km**

RS = Recent sale

UN = Undisclosed Sale

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