

## 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

6/7 CRAWFORD ROAD 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

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$808,500

Property type

Unit

Suburb

Clarinda

Period-from

01 Jun 2025

to

31 May 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

2/13 NOVA STREET OAKLEIGH SOUTH VIC 3167	\$790,000	26-Mar-26
1/54 CLARINDA ROAD CLARINDA VIC 3169	\$805,000	09-May-26
2/70 HARLINGTON STREET CLAYTON VIC 3168	\$800,000	21-Mar-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: 05 June 2026



**2/13 NOVA STREET OAKLEIGH  
SOUTH VIC 3167**

 3  1  2

Sold Price **\$790,000** Sold Date **26-Mar-26**

Distance **0.8km**



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

 3  1  2

Sold Price <sup>RS</sup> **\$805,000** <sup>UN</sup> Sold Date **09-May-26**

Distance **0.48km**



**2/70 HARLINGTON STREET  
CLAYTON VIC 3168**

 3  1  2

Sold Price **\$800,000** Sold Date **21-Mar-26**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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